



## Former Hotel Building with Development Potential - Pedoulas, Nicosia

For Sale : **€ 450,000**

### Description

3-Storey Property - 16 En-Suite Rooms - Central Location Title Deed Available  
 This spacious three-storey building, formerly operated as a hotel, is ideally located in the picturesque village of Pedoulas in the Troodos Mountains. Just a short walk from the village center and key landmarks, the property offers strong potential for renovation, tourism investment, or mixed-use redevelopment.  
 It's approx. 160m south of Pedoulas community centre, just 140m southwest of the historic Holy Cross Church. A sought-after area in the Troodos Mountain region, popular with tourists and nature lovers.  
 Ground Floor (above street level):  
 • Large dining area  
 • Café/bar  
 • Hall & reception zone  
 • Kitchen  
 • Restrooms  
 • Storage room & boiler room  
 • Internal staircase to upper floors  
 Exclusive rights to the roof area of the ground-floor shops facing the street.(as per Title Deed)  
 First Floor:  
 • 7 en-suite guest rooms  
 • Communal lounge/living area  
 • Internal staircase to second floor  
 Second Floor:  
 • 9 en-suite guest rooms  
 Zoning & Building Information:  
 • Planning Zone: H1  
 • Building Density: 120%  
 • Coverage: 70%  
 • Floors Allowed: 3  
 • Maximum Height: 11.4m  
 Separate Title Deed Available.  
 Energy Category: D

### Details

Property Type: **Building**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Residential Building**  
 Living Rooms: **1**  
 Floors Building: **3**

Construction Year: **1974**  
 Kitchens: **1**

WC Bathrooms: **2**  
 Furnished: **Unfurnished**

### Area

Plot Area: **920m²**

Total Area: **860m²**

## Gallery











