

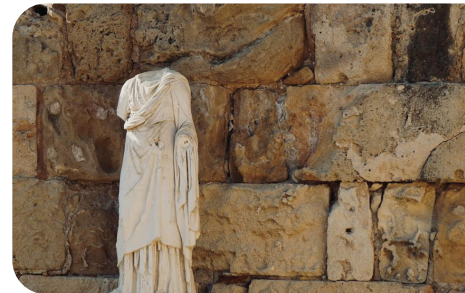
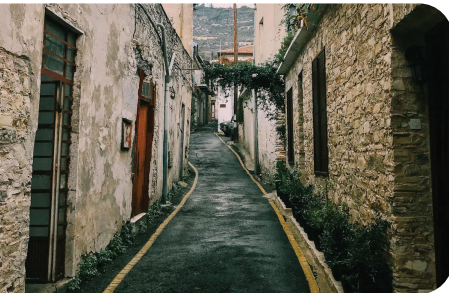


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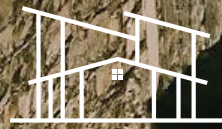


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Luxurious Hotel and Casino in Cyprus

A luxurious and highly profitable development in Cyprus, construction began in 2003 and opened in 2008. The project, which is run by a family office, covers a land area of 12,000 m², plus 3,000 m² allocated for garages and parking. The development offers an impressive combination of hospitality and gaming operations.



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QUICK REFERENCE

Price € 160M

AREA DISTRIBUTION

PURCHASE PRICE:

€ 160M

PROPERTY SIZE:

12,000 m² (hotel & casino)
3,000 m² (garages and parking spaces)

TOTAL USABLE AREA:

18,000 m²

CASINO AREA:

2,700 m²

TERRACE WITH OUTDOOR POOL:

2,500 m²

ADDITIONAL POOL:

On the top floor

ROOMS:

100+ luxurious rooms

SUITES:

10+ exclusive suites, including 2 luxury suites

EVENT ROOM:

Capacity for 500 guests

RESTAURANTS:

4 first-class restaurants

OUTDOOR POOLS:

2 (one on the large terrace, another on the roof)



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CASINO AREA

The casino is one of the busiest casinos in Cyprus with 1,500 to 2,500 guests daily. It offers:

LIVE GAMING SECTION:

5+ roulette tables, 10+ card game tables

SLOT MACHINE ROOM:

400+ slot machines (after an expansion in 2016 from the original 240 machines)

EMPLOYEES:

200 experienced and friendly employees in the casino area

OPENING HOURS:

The casino is open 24 hours a day, with a short break of 4 hours for some table games.

ECONOMIC DATA

NET PROFIT SINCE 2008:

Starting at USD 16 million, increasing annually, currently between USD 20 to 24 million.

F&B EXPENSES:

USD 600,000

PERSONNEL COSTS:

USD 1.4M

CASINO LICENSE FEES:

USD 800,000 annually, payable quarterly



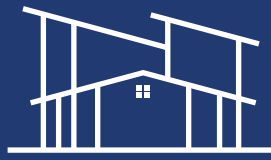
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SPECIAL FEATURES

This property represents a rare opportunity for investors to invest in an established and profitable business in the booming tourism region of Cyprus. The combination of a luxury hotel operation and a highly frequented casino makes it an outstanding investment that is continually generating increasing profits.

SALES CONDITIONS

The property is for sale for EUR 160 million, plus a 4% brokerage fee. This involves the purchase of property and land, without lease agreements.



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FOR FURTHER INFO!



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