



For Sale, Building, Mixed-use Building, Limassol, Anogyra, 580m², 25,551m²

For Sale : € 800,000

Description

Investment Opportunity: An olive oil-press unit within a large, organic olive grove is available for sale, located in Anogyra village, in Limassol. The property comprises a traditional olive oil-press museum, a small outhouse, a landscaped olive tree theme park with visitor facilities, animal stables and a licensed restaurant.1) Olive oil-press building:A steel frame structure with a tall, double pitched roof. The building is divided in three sections.Section A - 110 sqm accommodates the actual olive oil-press area providing all necessary installations for the specialized plants and machinery (plants and machinery are not taken into account in this valuation).Section B - 110 sqm accommodates an olive theme gift shop, a reception/ticket area, visitor toilets (for men and women) and a kitchen for the adjacent restaurant.Section C - 126 sqm comprises two floors and is used as a storage area.2) Restaurant and veranda:The building is attached onto the east side of the olive oil-press and comprises a bar and sitting area of 58sqm. The area has a timber mono-pitched roof with tiles above. The ceramic tiled flooring, large window patio doors and a traditional corner fireplace. The veranda is covered by a timber frame pergola with tiles above. The flooring accommodates the traditional limestone paving. The area of the veranda is 70sqm.3) Outhouse:A poorly maintained steel frame building, comprising two bedrooms, sitting area, kitchen and shower/WC. It has an area of 50sqm.4) Landscaped olive park:This part of the property occupies approximately 3,500sqm of land and includes a central square and an extensive stone paved pathway which guides visitors around the park. Several isles with lawn, olive trees, other local trees shrubs and herb garden as well as large green area on the perimeter. There are two visitor toilets under a painted concrete block building (area 33sqm), a man-made cave used as exhibition area (approx. 40sqm), a kids play open area, a water fountain / fish pond with small wooden bridge and water fountains, rockery and various pergolas spread over the pathways. An olive museum with traditional olive oil-press, water mill of 81sqm is situated next to the cave. It is a concrete block building with timber roof covered with tiles. A controlled motorized system with simultaneous loud speaker commentary reenacts the olive oil pressing and extraction. A stable of 24sqm is located behind the water mill and includes gated ranch fences.5) Olive grove:It occupies the largest land area of the property, mainly its eastern part. It includes approximately 800 mature olive trees of organic cultivation. Two private water bore holes provide abundant water for irrigation purposes of the olive grove via a polythene pipe system with sprinklers. The bore holes also irrigate the olive park and used for the olive oil extraction process. A large portion of the perimeter has a dry stone wall while the remaining length is chain-link fenced. The asset falls within the Protected Planning Zone Z1, with building density coefficient of 6%, coverage coefficient 6%, maximum 2 floors and a maximum height of 8.3m. Not subject to VAT.

Details

Property Type: **Building** Status: **Available** [Website](#)

Main Features

Property Subtype: **Mixed-use Building** Construction Stage: **Resale**

Area

Covered Area: **580m²** Plot Area: **25,551m²**



Gallery







