



ROMAN HOTEL MELINA HOTEL

BOUTIQUE HOTELS
PURCHASE AND REDEVELOPMENT OPPORTUNITY

THE LOCATION

The properties are ideally situated in the most central area in Pafos, on the crossroad of **Tombs of the Kings Avenue** and **Apostolou Pavlou Ave**, Papho's most prominent commercial and touristic roads. Just across the road of the largest mall in Pafos, Kings Avenue Mall, and on the border with the Pafos Archaeological park.

In the town's most vibrant area, and walking distance to the harbour, archaeological park, city center and all the places of interest in Pafos. The sandy beach is just a minutes walk. It is the ideal location to guarantee the success of both hotels.



THE LOCATION

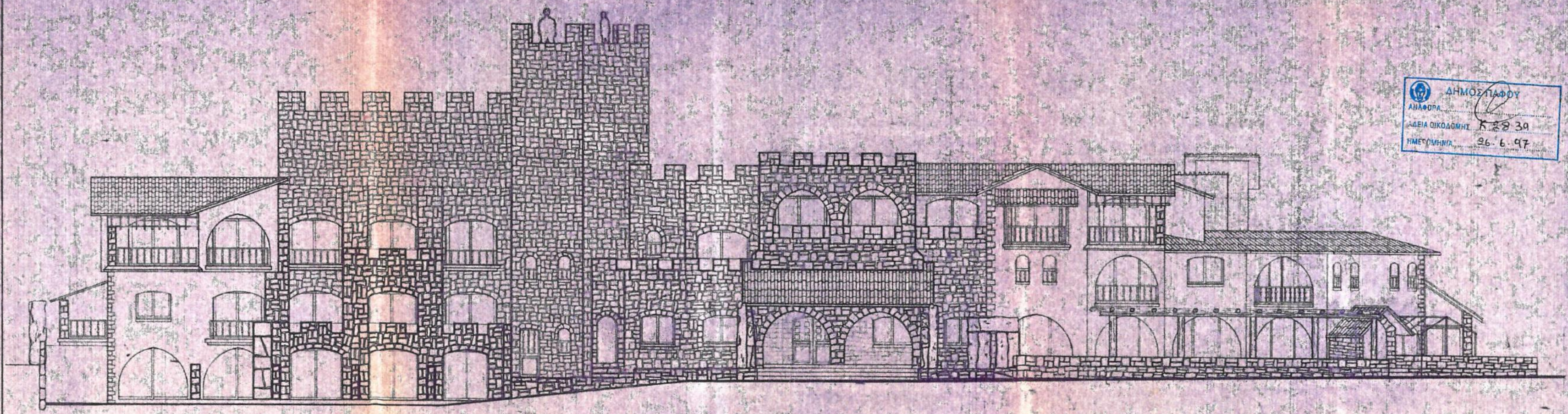
The property benefits from its close proximity to several key landmarks, including:

- **The Medieval Castle of Paphos and Harbour** (approx. 1 km southwest)
- **The archaeological site of the lighthouse** (On the border of Melina Hotel plot)
- **The new American University of Beirut – Med Center** (1.2 km)
- **Kings Avenue Mall** (across the road of Roman Hotel)
- **Paphos Lighthouse and sandy beaches** (500m away)
- **Airport** (20 min away)
- **Pafos Business center**

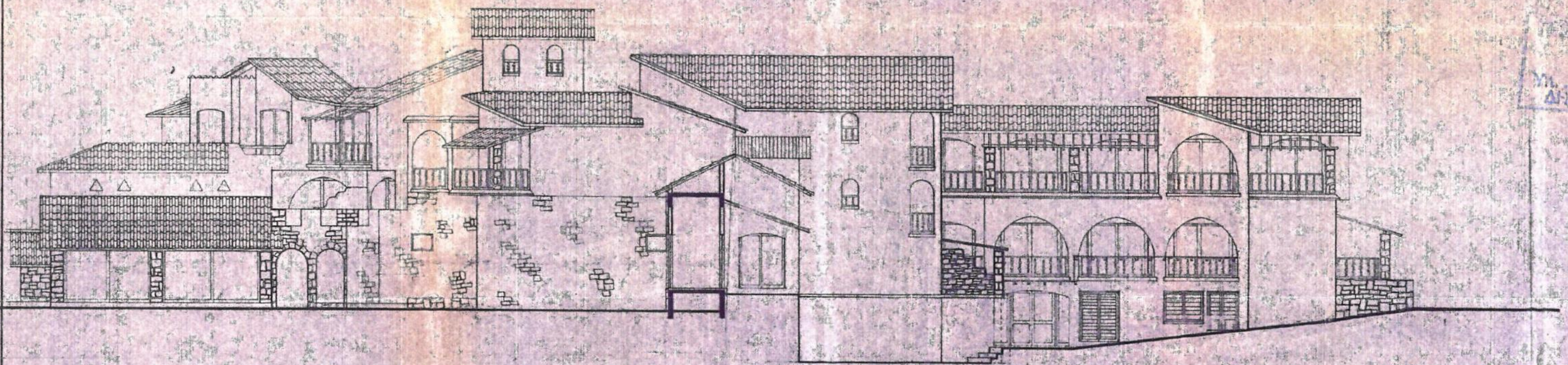


	ROMAN HOTEL	MELINA HOTEL
Type of Property	3-Star Hotel(has the possibility to upgrade to 4 star)	3-Star Hotel
Location	Tombs of the Kings Avenue, Kato Paphos, Cyprus	Tombs of the Kings Avenue, Kato Paphos, Cyprus
Title Deed Available	Yes	Yes
Total Built Area	5,800 m ²	2,098 m ²
Plot Size	3,011 m ²	1,483 m ²
Number of Floors	Basement + Ground Level + Mezzanine + 1st Floor	Basement + 2 Ground Levels + 1st Floor
Room Capacity	87 rooms / 165 beds	35 rooms / 62 beds
Zoning	Eb - Commercial, 2 floors, 60% density, 35% site coverage, 10m height	Ka8 - Residential, 2 floors, 60% density, 35% site coverage, 10m height
Construction	Reinforced concrete, brick, internal/external cladding	Reinforced concrete, brick, internal/external cladding

ΔΗΜΟΣ ΠΑΦΟΥ
 ΑΝΑΦΟΡΑ
 ΑΔΕΙΑ ΟΙΚΟΔΟΜΗΣ Κ 2839
 ΗΜΕΡΟΜΗΝΙΑ 26.6.97



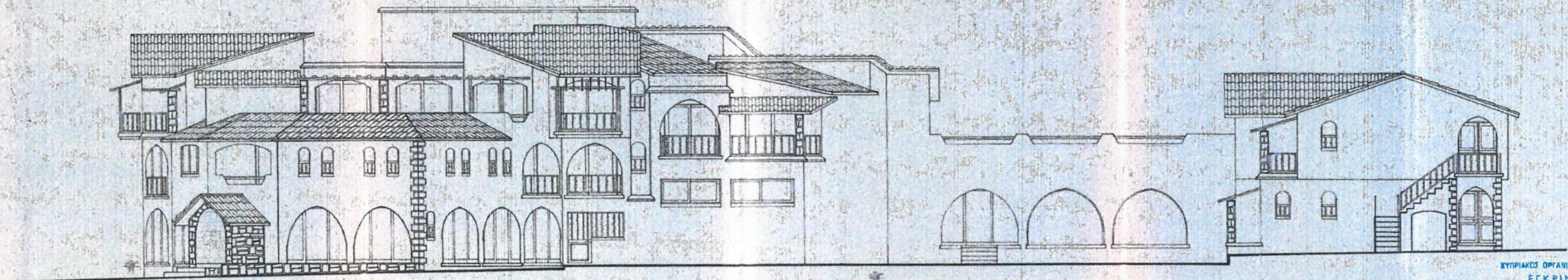
Elevation -A-



Elevation -B-

ΤΕΧΝΙΚΟ ΠΡΩΤΟΤΥΠΟ
 ΜΗΧΑΝΙΚΟ

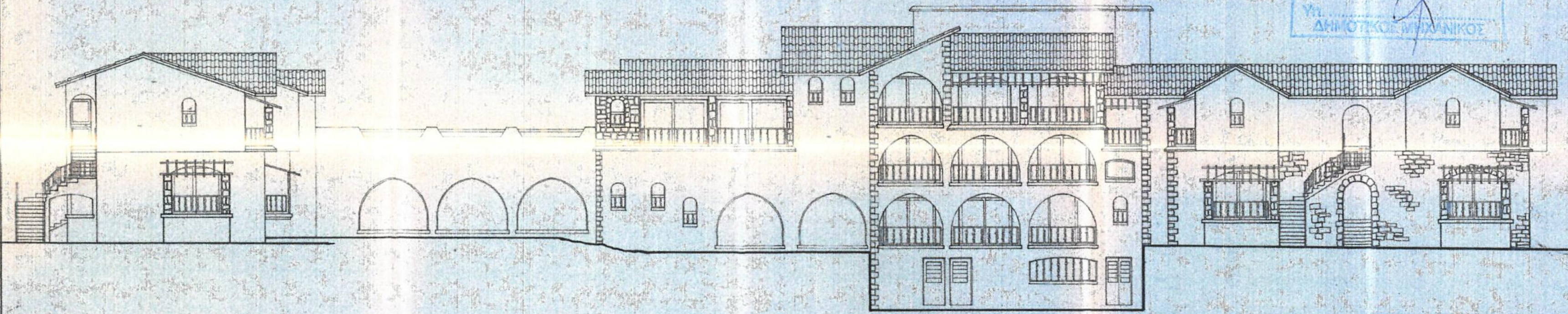
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Plan No	MELINA I - ROMAN HOTEL	PAFOS 55 Nik. Mylonas tel. 32911
Scale 1:100		Drawn by



elevation - C -

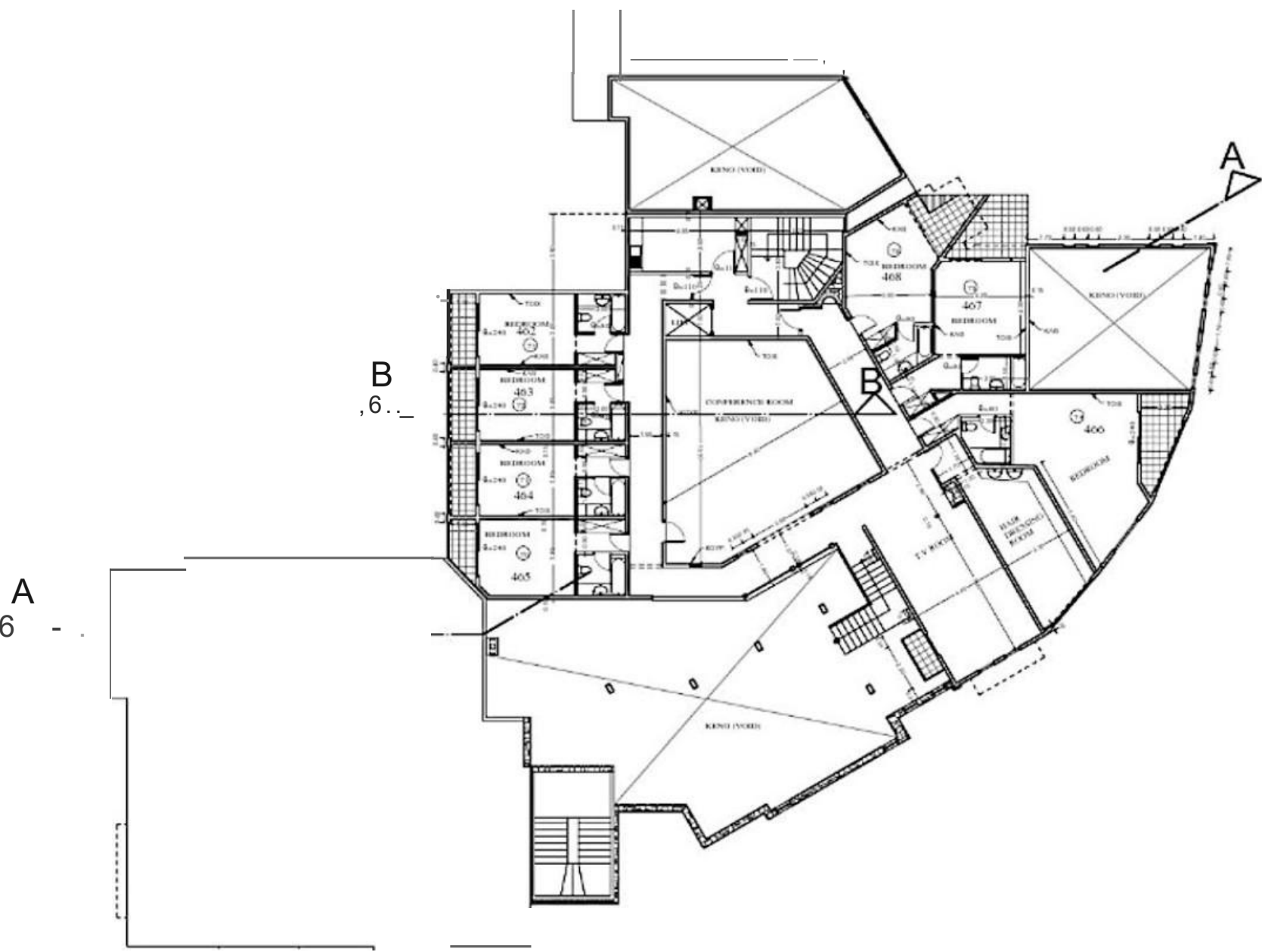
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ΕΓΚΡΙΝΕΤΑΙ
Γεν. Διευθυντής
- 5 ΔΕΚ. 1988

ΡΙΣΤΟΣ ΑΝΤΙΠΑΘΟΣ
ΥΠ. ΔΗΜΟΤΙΚΟΥ ΜΗΧΑΝΙΚΟΣ

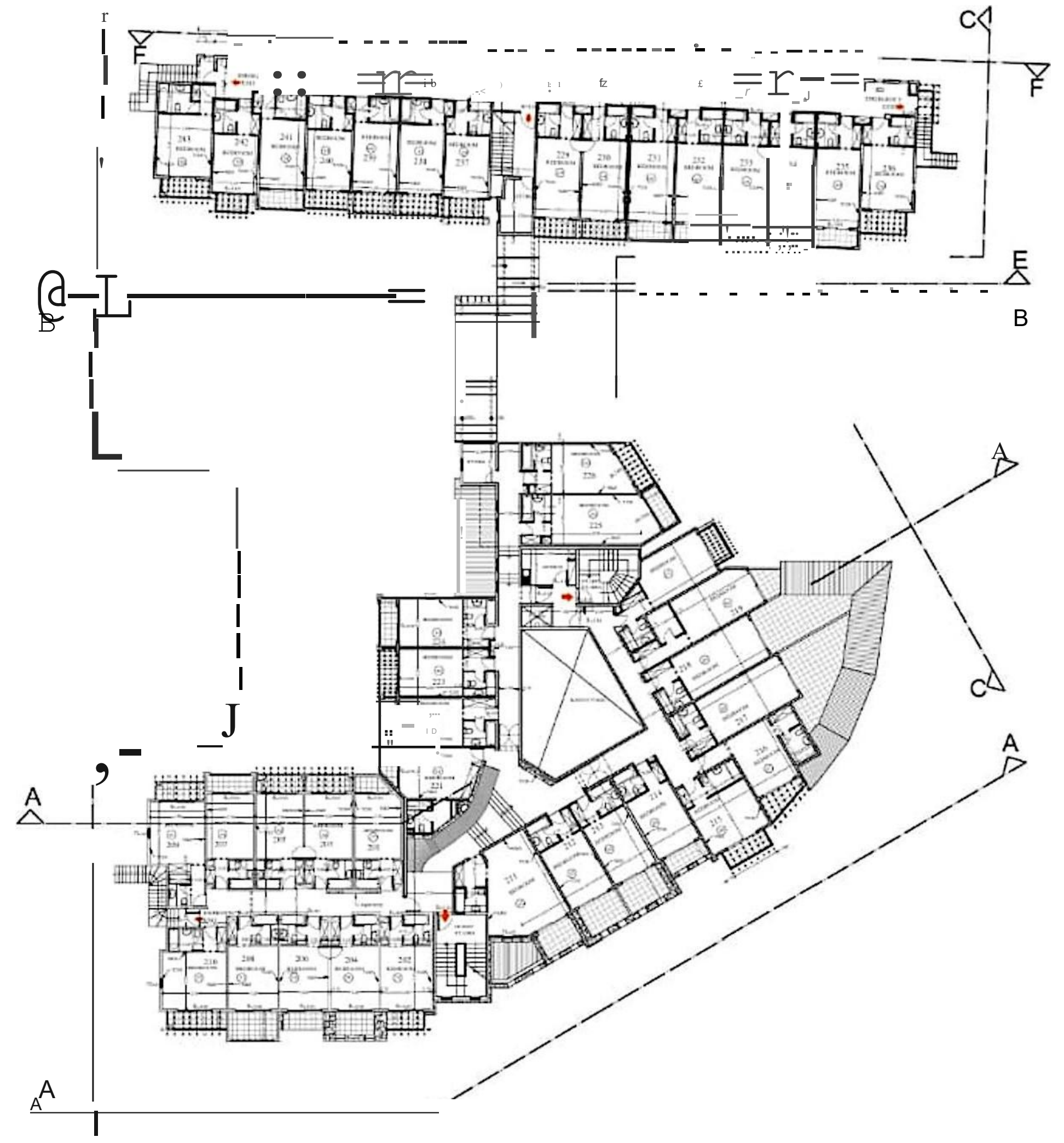


elevation - D -

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Plan No	MELINA I - ROMAN HOTEL	PAPHOS 55 Nik. Mylonas tel. 32911
Scale 1:100	Elevations	Drawn by



Mezzanine Floor Plan



First Floor Plan

MEZZANINE AREAS CALCULATIONS :559.30 m²

BEDROOMS 462-468 I verandas included J
plus Conference room - Tv room (Void not included) 559.30 m²

Plan No. 4	ROMAN HOTEL	Checked
Scale 1200		
Date 01/2021	MEZZANINE FLOOR PLAN	PAPHOS



- S * FLOOD AREAS (AIF ULT TOIS :111H) m²
 BEDROOMS 201-210 I verandas included) 552.80 m²
 BEDROOMS 211-220 I verandas included) 630.0 m²
 BEDROOMS 217-218 I verandas included) 30.0 m²

Area Type	Roman Hotel (87 rooms)	Melina Hotel (35 rooms)
Plot Area	3011 m ²	1483 m ²
Total Covered Area	5755.80 m ²	2098.00 m ²
Ground Floor	1970.30 m ²	281.00 m ²
Mezzanine Floor	559.30 m ²	–
Basement Floor	1524.80 m ²	508.00 m ²
First Floor	1701.40 m ²	643.00 m ²
Bedroom Areas	2744.00 m ²	~980.00 m ²
Common Indoor Areas	1754.00 m ²	~596.00 m ²
External Use Areas	1209.00 m ²	~250.00 m ²
Swimming Pool	101.00 m ²	–
Pool Area (bar etc.)	406.00 m ²	–
Green/Public Area	702.00 m ²	~250.00 m ²

A UNIQUE INVESTMENT OPPORTUNITY

These Roman Hotels are a rare asset in the heart of Paphos' most prominent touristic and commercial corridor — Tombs of the Kings Avenue. With its generous plot size and prime corner location, this property offers an unparalleled combination of scale, positioning, and potential. Properties of this size and zoning flexibility are no longer readily available in this tightly held area, especially with full title and clear ownership. Its historic charm, strong architectural presence, and proximity to cultural landmarks make it ideal for repositioning into a boutique hotel, lifestyle venue, or branded accommodation concept — truly a one-of-a-kind opportunity for visionary investors.



ROMAN HOTEL

FINANCIAL SUMMARY

- **Purchase Price:** €9.000.000
- **Renovation Investment:** €3.500.000
- **Total Investment:** €12.500.000
- **Target Value After Renovation:** €18.000.000
- **Capital Gains:** 5.500.000
- **Forecast ROI:** 25% annual, **payback** 4 years
- **Average Daily Rate (ADR):** €180
- **Occupancy Rate:** 80%
- **Forecasted Revenue (Stabilized Year):** ~€4.572.720
- **Income from restaurant and bar:** €250.000
- **Operating Costs:** ~€1.700.000
- **Annual EBITDA:** €3.122.720

MELINA HOTEL

FINANCIAL SUMMARY

- **Purchase Price:** € 4.500.000
- **Renovation Investment:** €1.500.000
- **Total Investment:** €6.000.000
- **Target Value After Renovation:** €8.000.000
- **Capital Gains:** 2.000.000
- **Forecast ROI:** 15% annual, **payback** in 6.5 years
- **Average Daily Rate (ADR):** €130
- **Occupancy Rate:** 80%
- **Forecasted Revenue (Stabilized Year):** ~€1.328.600
- **Income from restaurant and roof bar:** €150.000
- **Operating Costs:** ~€600.000
- **Annual EBITDA:** €878.600

ROMAN HOTEL AND MELINA HOTEL COMBINED ANALYSIS

- **Total Combined Purchase Price: € 13.500.000**
- **Total Combined Renovation Investment: €5.000.000**
- **Total Combined Investment: €18.500.000**
- **Total Target Value After Renovation: €26.000.000**
- **Combined Forecasted Revenue (Stabilized Year): ~€5.901.320**
- **Income Restaurants Bars: €400.000**
- **Combined Operating Costs: €2.000.000**
- **Combined Annual EBITDA: € 4.301.320**
- **Combined ROI: 23%, Payback: 4 years**



