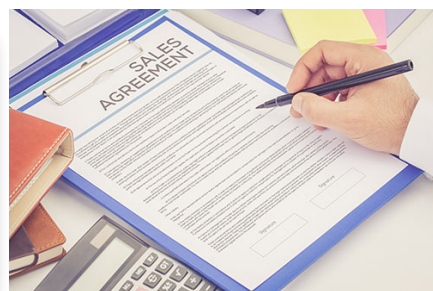
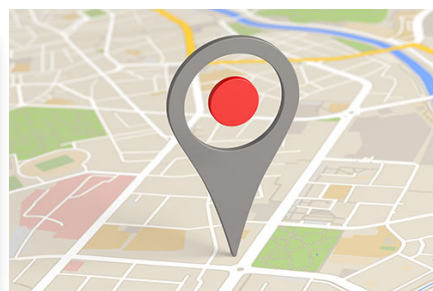


BUSSINES FOR SALE IN  
KELLAKI

#2492

€780,000



Subcategory: Agricultural



Area: 15000m<sup>2</sup>



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P R O P E R T Y F O R S A L E

# BUSSINES FOR SALE IN KELLAKI

## OVERVIEW

 Limassol, Kellaki  Field  # 2492

## DESCRIPTION

Malina Farm is an established agricultural company, founded in 2012, specializing in the production of high-quality blackberries, raspberries, strawberries, and a variety of local fruits. Located in Kellaki, just 20 minutes from Limassol, the farm spans 15,000 m<sup>2</sup> of privately owned land. With an emphasis on sustainability, Malina Farm is certified organic and adheres to global production and packaging standards (Global Gap). The farm benefits from a natural, healthy environment and offers easy access to the main road, making it a prime location for both cultivation and distribution.

Infrastructure and Facilities:

Infrastructure and Facilities:

1. Greenhouse (Smart): 1,400 m<sup>2</sup> (supports strawberry cultivation).
2. Glass House: 240 m<sup>2</sup> with seed tables for plant growing.
3. Warehouse: 60 m<sup>2</sup>, including 2 rooms, bathroom, and attic.
4. Shadow Net Structures:
  - 3,000 m<sup>2</sup> supporting blackberries.
  - 2,000 m<sup>2</sup> supporting raspberries.
5. Solar System: 10 kWh (Net Metering).
6. Electricity Supply: Three-phase, 40A.
7. Water Supply:
  - Water well (300 ft depth) yielding 20 tonnes per hour of crystal clear, drinkable water.
  - Water tank with 100 m<sup>3</sup> capacity.
  - Automatic irrigation system with 9 stations.
8. Additional Infrastructure: Supporting concrete walls (300 m<sup>2</sup>) and road paths around the field.

Cultivation Overview:

- Strawberries: 30,000 plants (pyramid, linear pots).
- Blackberries: Annual crop yield: 2,000 tonnes.
- Raspberries: Annual crop yield: 2,000 tonnes.
- Olive Trees: Annual crop yield: 80 tonnes.

Team:

- Owner
- 4 Field Workers
- 1 Packaging & Delivery Staff

Project Financial Overview:



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Estimated Total Project Value: €780,000

Key Assets:

1. Land
2. Greenhouse Structure
3. Glass Structure
4. House with Solar System
5. Shadow Net Structures
6. Supporting Walls & Road Paths
7. Irrigation System & Water Facilities

Estimated Net ROI per Season:

- Blackberries: 2%
- Raspberries: 3%
- Strawberries: 1.5%
- Olives: 0.5%
- Other Local Fruits: 0.5%
- Other Revenue (e.g., direct sales, packaging): 0.5%
- Total Estimated Net ROI: Between 7%-10% per season.

Malina Farm boasts a robust infrastructure, advanced agricultural facilities, and a proven track record of successful production since 2012. With organic certification, a skilled team, and an efficient irrigation system, the farm is well-positioned for continued growth and profitability. The farm offers a promising return on investment, with projected annual net returns of 7%-10%, making it an attractive opportunity for investors and stakeholders in the agricultural sector. Additionally, the expansive 15,000 m<sup>2</sup> plot provides significant potential for growth. This large land area offers the opportunity to double production by expanding the cultivation of blackberries, raspberries, strawberries, and other local fruits, leading to increased yields, broader market reach, and enhanced profitability. Malina Farm is a highly scalable and promising agricultural venture.



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