

## 521m<sup>2</sup> Commercial for Sale in Timi, Paphos District

Here is an excellent investment opportunity in Timi, Paphos district a comprehensive package comprising two residential lands and a strategically positioned building in separated land, ready for development. 

Location: Conveniently situated just 15 minutes from Paphos town and 25 minutes from Limassol Marina, this property boasts easy access to amenities and attractions.

Building features:

Land: The building sits on a residential land measuring 857m<sup>2</sup>, in H3 zone with building density of 60% and 35% coverage, up to two floors allowance at a height of 8.3m.

Restaurant: A spacious restaurant occupies the ground floor, spanning 317 m<sup>2</sup> and complying with E...

### Property Info

Covered Area **521**  
Furnishing **Furnished**

### Plot / Area Info

Plot area **5389**

### Additional info

Reference Number **24283**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Timi Region: **Paphos**  
Coordinates: **34.731714 / 32.5165011**

## Price: €1 300 000 + VAT

VAT for this property is **€194,601** or **€247,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 495.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 500 000 on Mar 6, 2024  
 €1 485 000 on Mar 7, 2024  
 €920 000 on Mar 21, 2024  
 €1 300 000 on Mar 22, 2024

















