

## 425m<sup>2</sup> Building for Sale in Kato Paphos

Nine-Bedroom Building in Kato Paphos + Permits for 3 More - Investor's Dream! X

? Prime Location - Walk to AUB, Kings Avenue Mall & the Beach

An exceptional investment opportunity in the heart of Kato Paphos! This fully let building comprises nine one-bedroom apartments, ideally located within walking distance of the upcoming American University of Beirut (AUB), local amenities, and major tourist attractions like Kings Avenue Mall and the city center.

? Property Highlights:

Net Covered Area: Approx. 425 m<sup>2</sup>

Planning Zone: Kα5 (Residential)

Building Density: 100%

Coverage Coefficient: 50%

Max Floors: 3...

### Property Info

Covered Area	<b>425</b>
Covered Veranda	<b>52</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Partially furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>550</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>B-122150</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

### Location



## Price: €1 550 000 + VAT

VAT for this property is **€217,912** or **€294,500**. 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 Price per SQM	<b>~€58 600.00</b> <b>€3 647.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€1 100 000 on Jul 14, 2023  
€1 290 000 on Nov 7, 2023  
€1 350 000 on Feb 24, 2024  
€1 295 000 on Aug 7, 2024  
€1 290 000 on Nov 6, 2025  
€1 550 000 on Jan 14, 2026













