

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

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



? 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



**Location:** Kato Paphos

Region: **Paphos**

Coordinates: **34.75587 / 32.410806**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## 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 | <b>~€58 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 647.00/m²</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























