

## 1071m<sup>2</sup> Building for Sale in Paphos - Agios Theodoros

A commercial building located in the heart of city center



There is licensed shop on the ground floor and the rest of the building has office licenses

Total covered areas: 1071m<sup>2</sup>

Breakdown of existing licensed as office + shop use

Ground floor: 93m<sup>2</sup> shop + 44m<sup>2</sup> mezzanine + 14m<sup>2</sup> common areas

1st floor: Office 1: 83m<sup>2</sup>, Office 2: 54m<sup>2</sup>, Office 3: 30m<sup>2</sup> + 25m<sup>2</sup> common areas

2nd floor: Office 1: 96m<sup>2</sup>, Office 2: 89m<sup>2</sup>, Office 3: 85m<sup>2</sup> + 29m<sup>2</sup> common areas

3rd floor: Office 1: 180m<sup>2</sup>, Office 2: 90m<sup>2</sup> + 29m<sup>2</sup> common areas

4th floor: Office 1: 92m<sup>2</sup> + 9m<sup>2</sup> storage + roof garden 170m<sup>2</sup> + 29m<sup>2</sup> common areas

### Property Info

Covered Area	<b>1071</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>25557</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
View	<b>City view</b>

### Amenities

- Elevator

### Location

**Location:** Paphos - Agios Theodoros  
**Coordinates:** **34.776275298752 / 32.426274355759**

Region: **Paphos**

## Price: €2 300 000 + VAT

VAT for this property is **€391,902** or **€437,000**. 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>~€88 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 148.00/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

€2 300 000 on Jun 22, 2024

