

## 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	Plot / Area Info		Additional info	
Covered Area	<b>1071</b>		Reference Number	<b>25557</b>
Furnishing	<b>Unfurnished</b>		Property type	<b>Building</b>
Heating	<b>Central Heating, Yes</b>	Parking	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>		View	<b>City view</b>
Amenities	Location			
• Elevator	<b>Location:</b> Paphos - Agios Theodoros		<b>Region:</b> <b>Paphos</b>	
	Coordinates: <b>34.776275298752 / 32.426274355759</b>			

## 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 Price per SQM	<b>~€88 600.00</b> <b>€2 148.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

