


169m² Office for Sale in Paphos - Agios Theodoros

In the dynamic heart of Paphos, this new business-class development introduces an exceptional opportunity for companies and investors seeking a prestigious address. The project brings together offices, retail spaces, and residential units within one thoughtfully designed complex, creating a vibrant hub for work and growth. 

The office building rises over several levels and offers flexible spaces starting from compact units to larger floorplates, all delivered in white-box condition, ready for you to shape according to your vision. For those who prefer a turnkey solution, fully fitted or fully equipped options are also available. Large windows fill the interiors with natural light...

Property Info

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|------------------------|--------------------------------|
| Covered Area | 169 |
| Covered Veranda | 21 |
| Floor Number | 1 |
| Total Number of Floors | 3 |
| Furnishing | Unfurnished |
| Heating | Autonomous Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 13634 |
| Property type | Office |
| Condition | Under Construction |
| Bathrooms | 1 |
| View | Sea view |

Amenities

Location

Location: Paphos - Agios Theodoros **Region:** Paphos
Coordinates: **34.769836 / 32.436494**

Price: €867 000 + VAT

VAT for this property is **€56,996** or **€164,730**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €5 130.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |
| Phone: +35726080180, +35797612926 | | | |

Price change history

€827 500 on Oct 9, 2025
 €965 500 on Oct 16, 2025
 €757 000 on Nov 15, 2025
 €867 000 on Mar 27, 2026





