


## for Sale in Paphos - Agios Theodoros

At the very ground level of this striking new business-class development in central Paphos, a unique retail space awaits those who value visibility, style, and functionality. Positioned in a building that brings together offices, retail, and residences, this unit is perfectly suited for a flagship store, boutique, or high-end showroom, offering direct access from a lively pedestrian zone. 

The shop is thoughtfully designed over two levels, with a spacious main floor that enjoys excellent frontage and large windows flooding the space with natural light. A beautifully arranged mezzanine enhances the layout, providing additional display or work areas while maintaining an open, airy ...

### Property Info

Covered Area	<b>318</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>13643</b>
Property type	
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

### Location

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

**Price: €2 230 000 + VAT**

VAT for this property is **€276,436** or **€423,700**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 013.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€1 037 500 on Oct 9, 2025  
€1 210 500 on Oct 16, 2025  
€1 911 500 on Nov 15, 2025  
€2 230 000 on Dec 16, 2025





