

## 3771m<sup>2</sup> Building for Sale in Paphos - Agios Theodoros

For Sale: Exceptional commercial property offering 3,771 m<sup>2</sup> of internal space on a 3,176 m<sup>2</sup> plot (5 plots total). Built in 2012, the development includes the main 9-floor building plus 72 parking spaces across four additional plots. X

Designed with versatility and functionality, the open-plan layout supports multiple uses such as retail, offices, medical center, school/university, student accommodation, coworking spaces, or mixed-use development.

Key features include 2 elevators (1 panoramic), full air conditioning, 2 emergency staircases (indoor & outdoor), 10 toilets, 2 bathrooms, and a fully equipped commercial kitchen. The building also offers a 200 m<sup>2</sup> roof garden, ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>3771</b>	Plot area	<b>793</b>	Reference Number	<b>28854</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>

Amilities	Location	Region
• Elevator	<b>Location:</b> Paphos - Agios Theodoros <b>Coordinates:</b> 34.76894411168 / 32.44116706515	<b>Paphos</b>

## Price: €5 000 000 + VAT

VAT for this property is **€922,156** or **€950,000**. 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>~€196 600.00</b> <b>€1 326.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€5 000 000 on Nov 14, 2025





<b><u>FLOOR BREAKDOWN BY SQUARE METERS</u></b>				
<b>FLOORS</b>	<b>INTERNAL RETAIL/OFFICE AREA (m<sup>2</sup>)</b>	<b>INTERNAL STORAGE AREA (m<sup>2</sup>)</b>	<b>COVERED VERANDAS (m<sup>2</sup>)</b>	<b>COMMON AREAS (m<sup>2</sup>)</b>
<b>BASEMENT -3</b>	-	515	-	44
<b>BASEMENT -2</b>	390	167	-	44
<b>BASEMENT -1</b>	390	167	-	44
<b>GROUND FLOOR</b>	320		-	44
<b>1st FLOOR</b>	327		-	33
<b>2nd FLOOR</b>	327	-	-	33
<b>3rd FLOOR</b>	327	-	-	33
<b>4th FLOOR</b>	327	-	-	33
<b>5th FLOOR</b>	104	-	60	42
<b>TOTALS</b>	<b>2512</b>	<b>849</b>	<b>60</b>	<b>350</b>
<b>GRAND TOTAL: 3771 m<sup>2</sup></b>				



