

3771m² Building for Sale in Paphos - Agios Theodoros

For Sale: Exceptional commercial property offering 3,771 m² of internal space on a 3,176 m² plot (5 plots total). Built in 2012, the development includes the main 9-floor building plus 72 parking spaces across four additional plots.



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 m² roof garden, ...

Property Info

Covered Area
Air Conditioning

3771
All rooms, Yes

Plot / Area Info

Plot area
Parking

793
Uncovered, Yes

Additional info

Reference Number
Property type
Condition
Bathrooms

28854
Building
Pre-Owned
2

Amenities

- Elevator

Location

Location: Paphos - Agios Theodoros
Coordinates: **34.76894411168 / 32.44116706515**

Region: **Paphos**

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	Excluded	Title transfer fee	~€196 600.00	Common expenses	None
		Price per SQM	€1 326.00/m²		

Representative: Kazo Real Estate

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Price change history

€5 000 000 on Nov 14, 2025





FLOOR BREAKDOWN BY SQUARE METERS

FLOORS	INTERNAL RETAIL/OFFICE AREA (m ²)	INTERNAL STORAGE AREA (m ²)	COVERED VERANDAS (m ²)	COMMON AREAS (m ²)
BASEMENT -3	-	515	-	44
BASEMENT -2	390	167	-	44
BASEMENT -1	390	167	-	44
GROUND FLOOR	320	-	-	44
1st FLOOR	327	-	-	33
2nd FLOOR	327	-	-	33
3rd FLOOR	327	-	-	33
4th FLOOR	327	-	-	33
5th FLOOR	104	-	60	42
TOTALS	2512	849	60	350
GRAND TOTAL: 3771 m²				

