

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.

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

Amenities	Location	
• Flouator	Location: Paphos - Agios Theodoros	Region: Paphos
• Elevator	Coordinates: 34.76894411168 / 32.44116706515	



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

Price per SQM €1 326.00/m²

Common expenses None

Representative: Kazo Real Estate

Registration number 694 Email info@kazo.com.cy
License number 372/E Legal name N/A

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Price change history

€5 000 000 on Nov 14, 2025







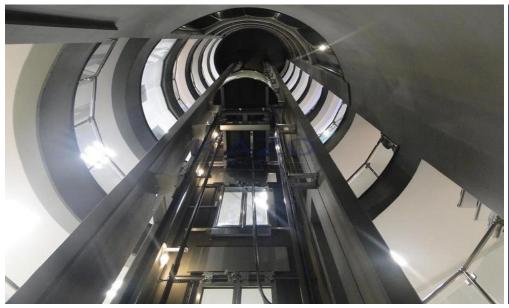












FLOOR BREAKDOWN BY SQUARE METERS

FLOORS	INTERNAL RETAIL/OFFICE AREA (m²)	INTERNAL STORAGE AREA (m²)	COVERED VERANDAS (m²)	COMMON AREAS (m²)			
BASEMENT -3	-	515		44			
BASEMENT -2	390	167	-	44			
BASEMENT -1	390	167	-	44			
GROUND FLOOR	320	AZC	-	44			
1st FLOOR	327	REAL ESTATE on Electron Association _ Prog No 6/4 - Lie No 3		33			
2nd FLOOR	327	-	£	33			
3rd FLOOR	327	-	-	33			
4th FLOOR	327	-	т.	33			
5th FLOOR	104	Ĭ	60	42			
TOTALS	2512	849	60	350			
GRAND TOTAL: 3771 m²							



