


490m² Commercial for Sale in Coral Bay, Paphos District

A rare chance to acquire a fully reconstructed (2022) commercial building in the heart of Coral bay' most famous tourist destination. Located just walking distance from hotels and from the sea, this property sits in a high-footfall "A+" zone surrounded by luxury villas and resorts. 

- Total Covered Area: 489 sq.m. across 4 levels (Basement, Ground, Mezzanine, 1st Floor).
- Plot Size: 600 sq.m.
- Massive Terrace: 120 sq.m. of covered/open seating area—the property's most valuable asset, accommodating 180 guests.
- Ready for Business: 120 kW high-power electricity connection and professional industrial ventilation already installed.

RES...

Property Info

Covered Area
Furnishing

490

Partially furnished

Plot / Area Info

Plot area

600

Additional info

Reference Number

33208

Property type

Other Commercial

Condition

Pre-Owned

Amenities

Location

Location: Coral Bay

Region: **Paphos**

Coordinates: **34.884116 / 32.382063**

Price: €1 600 000 + VAT

VAT for this property is **€235,429** or **€304,000**. 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.

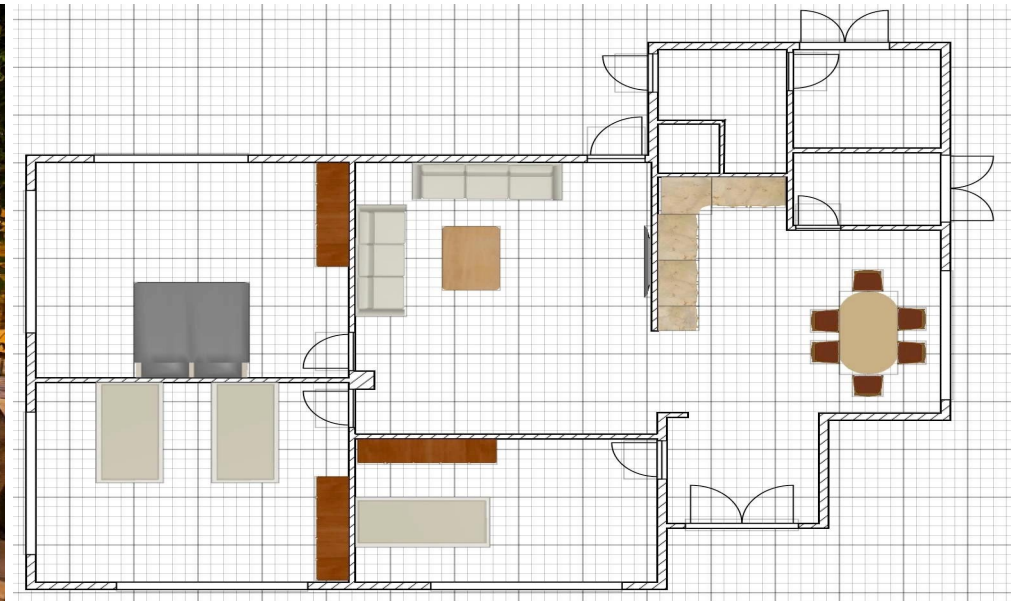
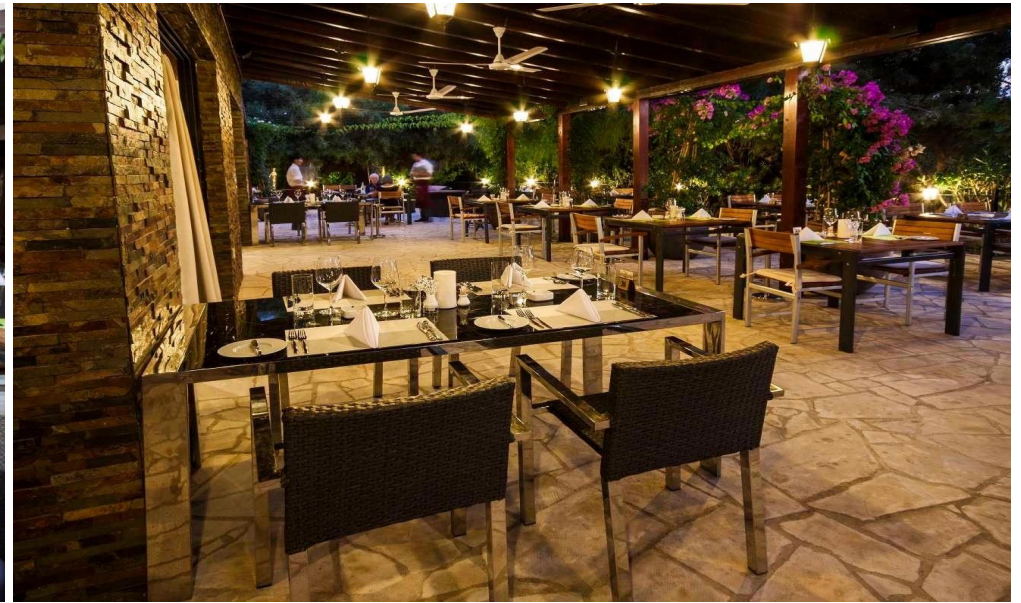
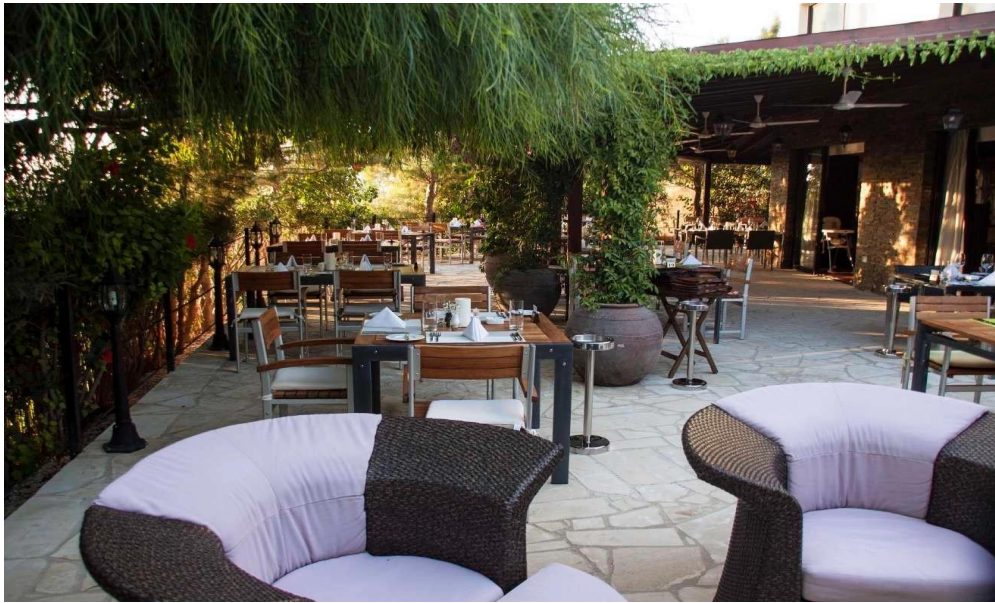
VAT	Excluded	Title transfer fee	~€60 600.00	Common expenses	None
		Price per SQM	€3 265.00/m²		

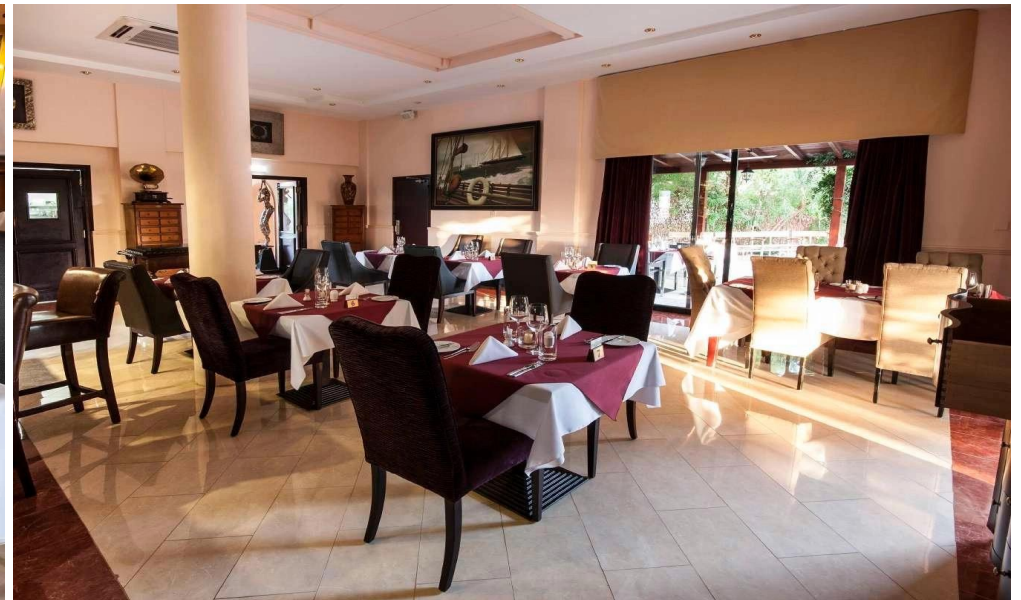
Representative: FOX

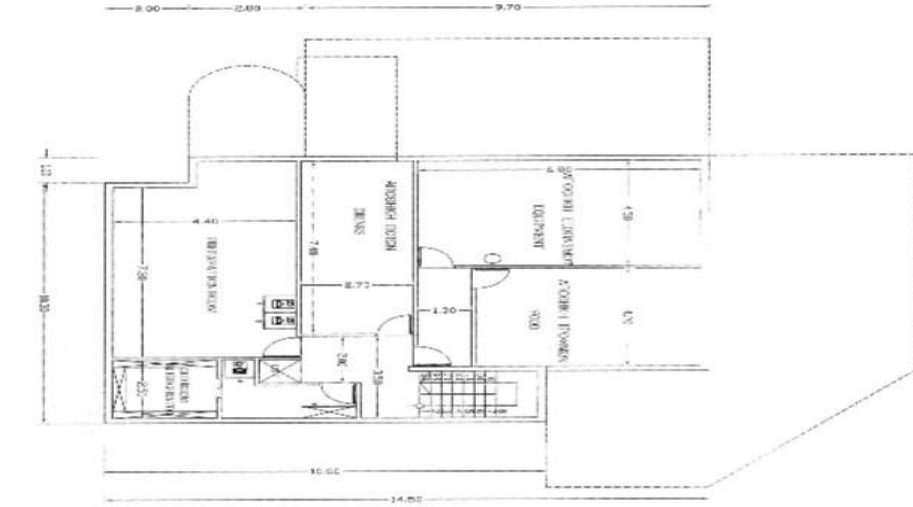
Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

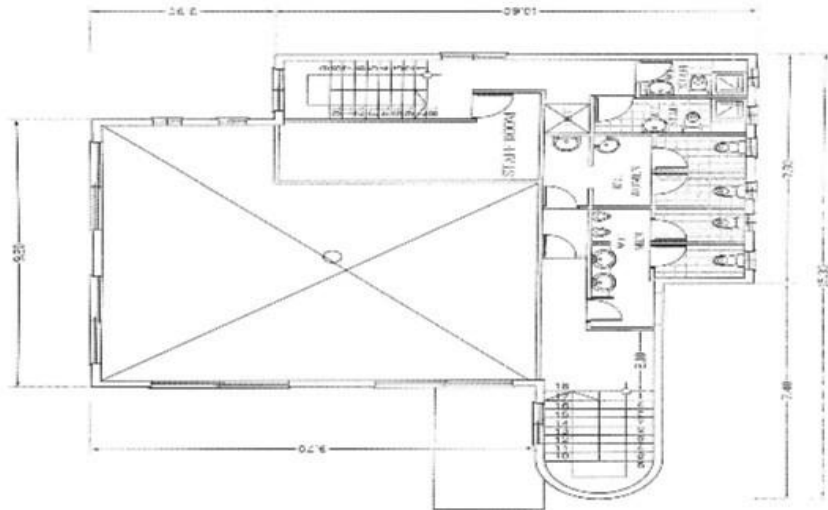
€1 600 000 on Mar 18, 2026







MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN

