

## 490m<sup>2</sup> 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

### Plot / Area Info

### Additional info

Covered Area  
Furnishing

**490**  
**Partially furnished**

Plot area **600**

Reference Number  
Property type  
Condition

**33208**  
**Other Commercial**  
**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.

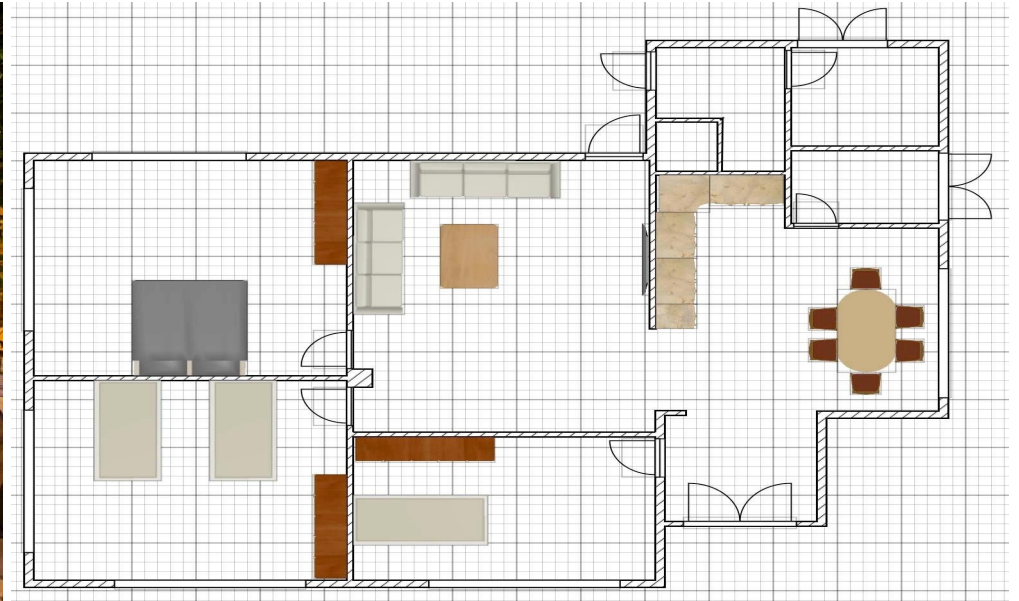
VAT	<b>Excluded</b>	Title transfer fee	<b>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 265.00/m<sup>2</sup></b>		

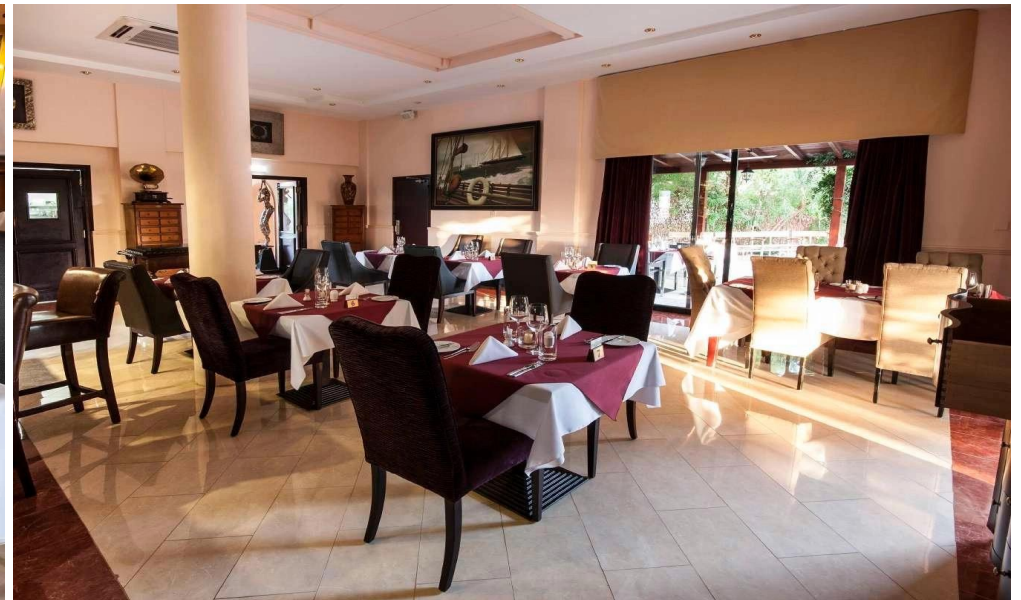
## Representative: FOX

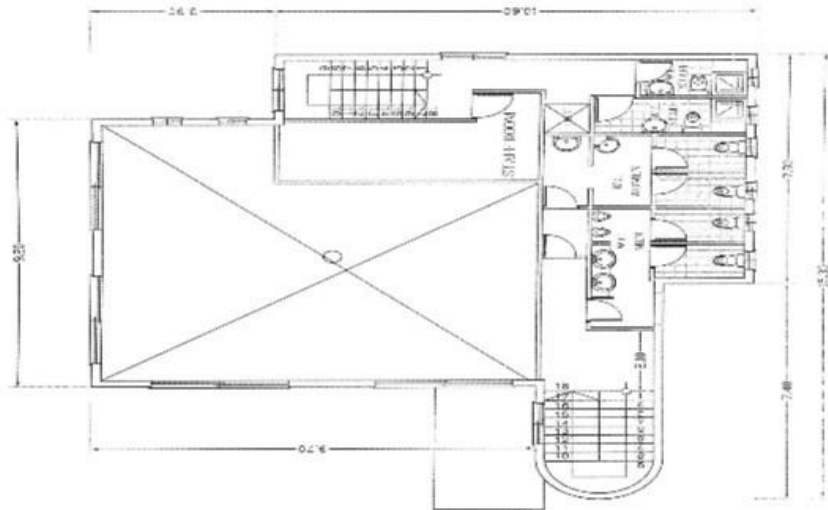
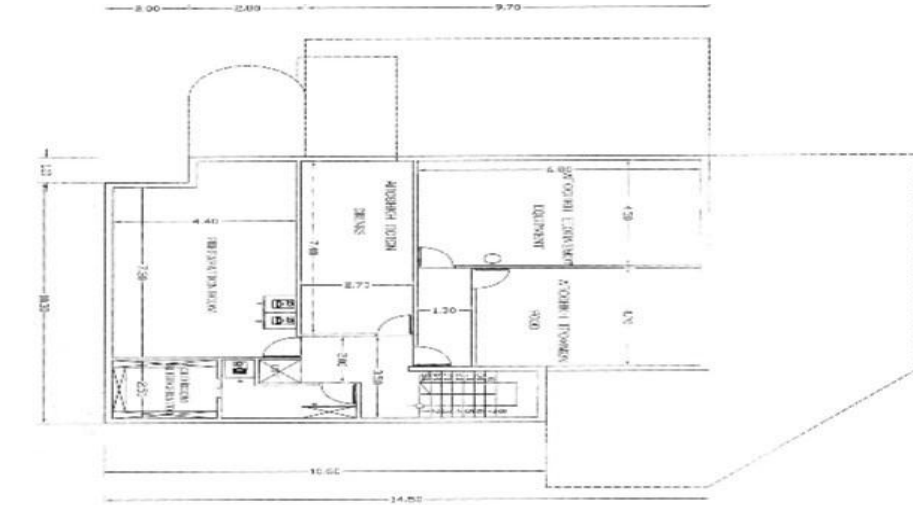
Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

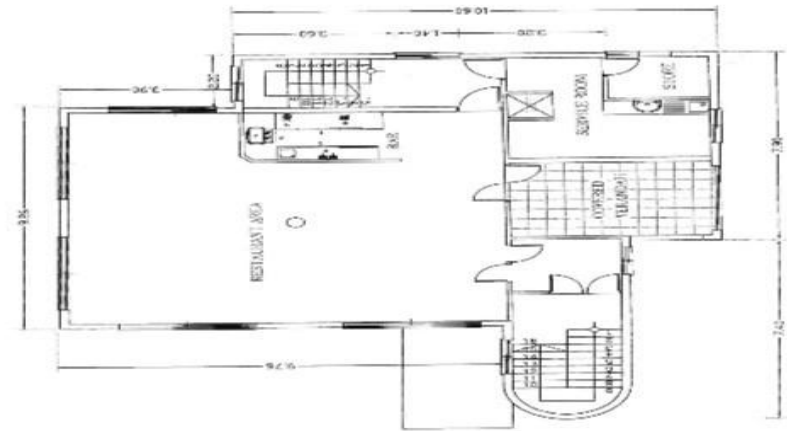
€1 600 000 on Mar 18, 2026







MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN