

Commercial Building 3,771 SQM For Sale

€6,000,000 Negotiable

Paphos City Centre, Paphos

Key Facts

- 3,771 m² Covered Area
- 3,176 m² Land Size
- 60 m² Covered Verandas
- Uncovered verandas: 200m²
- Year Built: 2012
- Title Deed: Available

ID: 33153



Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Elevator
- Fire alarm system
- Fitted Kitchen
- Guest Toilet
- Male and Female W/C
- Open-plan
- Security System
- Utility Room
- EPC Energy Class: A

Outdoor Features

- On Street Parking
- Roof Garden
- Uncovered Parking

Description

Excellent Investment Opportunity that can offer at least 8%+ Yield

The estimated yield is based on conservative market rent estimations!

Large Modern Commercial Building For Sale in Paphos City Center with Title Deeds

Central location, in a prominent and highly active environment

It boasts excellent access to the highway, city center and tourist areas!

Corner building plot with high visibility from an active main road!

Contains 4 additional parking plots

Roof Terrace with Sea View!

9 Floors/Levels (3 Basement Levels, Ground Floor, 5 Main Floors)

3,771m² of Total Covered area

2,512m² of Net Indoor area

849m² of Indoor Storage area

350m² of Common area

60m² of Covered Verandas

200m² of Roof Terrace

3,176m² of Total Land area (including the 4 parking plots)

793m² of Building Plot area (Plot area of the main building)

2,383m² of Parking area - 4 plots - *(parking plots do not have building density as it has been used for the erection of the main building)

*It worth noting that in future, potentially, if the building density of the parking plots increase, then additional building density will become available for a potential extension of the main building in the future.

72 Uncovered Parking Spaces
3 Basement Floors
Offices
Open plan shop/showroom floors
Server Room
Cafeteria
Kitchen
Storerooms
A/C
Sound System
CCTV
Security System
2 Elevators
2 Emergency Staircases, internal and external
Handicap Accessible
Fire Detectors/System
10 W/C's
Spacious open plan layout on each floor
Floor-Ceiling Windows
Modern Architecture
Year of Build: 2012
Solid Structure
Excellent Condition

This property is a compelling investment opportunity that can generate 8% yield based on conservative estimations!

It is ideal for many commercial uses such as offices, a clinic, private school or any type of retail and business!

Contact us for full information and for a private viewing!



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				

