

# Commercial Building 3,771 SQM For Sale

**€6,000,000 Negotiable**

Paphos City Centre, Paphos

## Key Facts

- 3,771 m<sup>2</sup> Covered Area
- 3,176 m<sup>2</sup> Land Size
- 60 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 200m<sup>2</sup>
- 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)

3,771m<sup>2</sup> of Total Covered area

2,512m<sup>2</sup> of Net Indoor area

849m<sup>2</sup> of Indoor Storage area

350m<sup>2</sup> of Common area

60m<sup>2</sup> of Covered Verandas

200m<sup>2</sup> of Roof Terrace

3,176m<sup>2</sup> of Total Land area (including the 4 parking plots)

793m<sup>2</sup> of Building Plot area (Plot area of the main building)

2,383m<sup>2</sup> 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 <sup>2</sup> )	INTERNAL STORAGE AREA (m <sup>2</sup> )	COVERED VERANDAS (m <sup>2</sup> )	COMMON AREAS (m <sup>2</sup> )
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
<b>TOTALS</b>	<b>2512</b>	<b>849</b>	<b>60</b>	<b>350</b>
<b>GRAND TOTAL: 3771 m<sup>2</sup></b>				

