

#23027

FOR SALE



## Paphos, Agios Theodoros Pafou

3771 m<sup>2</sup> Covered



### Description

Commercial building for sale in Agios Theodoros, Paphos. Located in the city centre, on a main road within walking distance to all amenities incl. the new university Tepak, restaurants, cafes and shops, and easy access to the highway.

This exceptional 9-floor building is designed with a distinctive architectural feature, setting it apart from traditional structures.

Each floor boasts a spacious and open layout without the presence of columns in the middle.

The structural integrity is achieved through strategically placed load-bearing walls, providing not only a modern aesthetic but also maximizing the flexibility of interior spaces. This design innovation enhances the overall functionality, making it a standout choice for prospective buyers.

Features: two elevators (one panoramic), two emergency staircases (one indoor, one outdoor), ten toilets, two bathrooms, a roof garden, fully functional commercial kitchen, extensive emergency fire system, a server

€6,000,000

<b>TYPE</b>	Commercial Building
<b>BATHROOMS</b>	2
<b>COVERED</b>	3771 m <sup>2</sup>
<b>PLOT</b>	3176 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	A
<b>YEAR OF CONSTRUCTION</b>	2012
<b>TITLE DEED</b>	Yes



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