



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,199,655.83

### Location

Pays:	Chypre
État/Région/Province:	Paphos
Soumis:	23/06/2024

### Description:

This exceptional mixed-use building, situated in the vibrant heart of Paphos Town, offers an unparalleled investment opportunity. Covering an area of 866m<sup>2</sup>, the property is ideally located within a short drive from key destinations: just 15 minutes to the airport, 5 minutes to the beach, and 5 minutes to the town center. The building is nestled within both commercial and residential zones, making it perfect for a variety of uses.

The property boasts stunning panoramic views, including picturesque mountain and sea vistas, which enhance its appeal. Additionally, it is equipped with a modern photovoltaic system, ensuring energy efficiency and reduced utility costs. For investors looking for clear and secure ownership, title deeds are readily available, and the purchase is exempt from VAT, offering further financial advantages.

One of the standout features of this property is its potential for expansion. There is the possibility to build an extra floor, on top of an existing 4 bedroom apartment significantly increasing the building's capacity and value. Furthermore, the ground floor can accommodate up to five shops all permits are ready and valid to date, providing excellent opportunities for rental income or the establishment of new businesses in a high-traffic area.

Whether you are looking to invest in commercial enterprises, residential units, or a combination of both, this property offers immense flexibility and potential for growth. Don't miss out on securing a prime piece of real estate in Paphos Town, a location known for its thriving community and strategic importance.



For more details or to arrange a viewing, please contact us. This mixed-use building represents a rare chance to invest in a property with such versatile applications and significant upside potential.

## Commun

Dimesions du lot: 866 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/ZCJP-T5396/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZCJP-T5396/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 39208

