



## Commercial - Industrial Unit, Old City Center Greater Area, Paphos #5353

**€850,000**

The subject property relates to a field of a total surface area of 3.157sqm, located in Agios Pavlos parish within the greater old city center area of Paphos, in which a commercial/ industrial unit is situated.

The building consists of open retail space, offices of approx. 370 sqm, and a warehouse approx.840 sqm with two offices and a bathroom on the ground floor. The first floor has an open plan space approx.370 sqm.

The property falls within commercial planning zones, as follows:

- Part of the parcel of a total area of approx. 450sqm, which relates to a narrow lane which is used as a passage of the remaining parcel to the public registered road, falls within Eβ5 planning zone (building coefficient of 120%, max floors allowed 3).
- The remaining part of the property which has total surface area of approx. 2.707 sqm falls within Ea4 planning zone (building coefficient of 160% and max floors allowed 4).

1580 m<sup>2</sup>