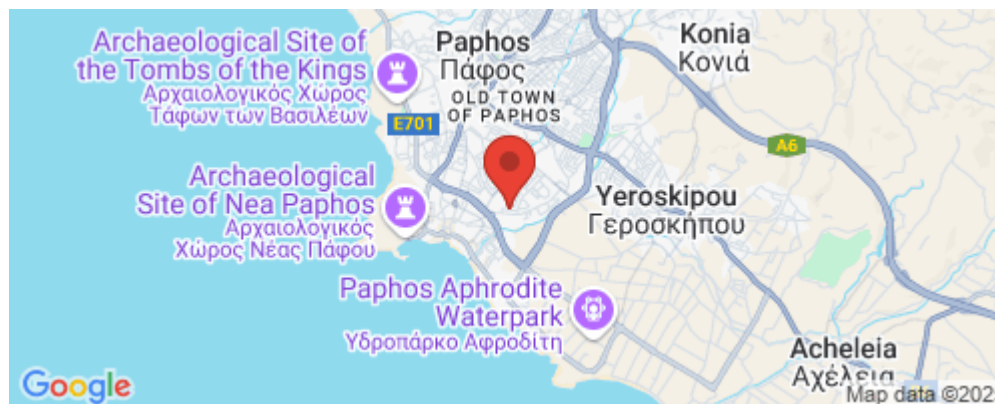


## 2 Bedroom Apartment for Sale in Nicosia - Agios Ioannis, Paphos District

This Apartment is a stunning block of luxurious apartments located in Universal, Paphos. This exclusive apartment complex features three stories of high-end living with each floor comprising two-bedroom apartments. The complex's top floor is where the real magic happens, with penthouses boasting roof terraces and private Jacuzzis, making for the ultimate in luxurious living.



The top floor is home to the penthouses, which offer unparalleled luxury and style. These stunning apartments feature private verandas, the perfect place to entertain guests or simply relax while enjoying the stunning views of the surrounding area. The ground floor includes a stunning poolside area with commu...

### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>93</b> |
| Covered Veranda   | <b>18</b> |
| Floor Number      | <b>3</b>  |
| Energy Efficiency | <b>A</b>  |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>7773</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

#### Location

**Location:** Nicosia - Agios Ioannis      Region: **Paphos**  
**Coordinates:** **34.7598865 / 32.4265754**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 452.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€580 000 on Sep 3, 2024

€600 000 on Jan 3, 2025



