

## 2 Bedroom Apartment for Sale in Mandria, Paphos District

Apartment No. 101 is a refined two-bedroom penthouse situated within an exceptional seafront development that offers a premium selection of apartments, penthouses, and detached villas. Surrounded by beautifully landscaped gardens, the development features two communal swimming pools — one of which is heated during the winter months — allowing for year-round relaxation. A private residents-only clubhouse adds to the exclusive lifestyle on offer. 

This penthouse combines traditional architectural character with high-end finishes and carefully selected fixtures that reflect the charm of the region. Its elevated position provides enhanced privacy, abundant natural light, and open vi...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>81</b>                      |
| Covered Veranda        | <b>3</b>                       |
| Uncovered Veranda      | <b>16</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>2</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Pool    | <b>Common, Yes</b>    |
| Parking | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>1638</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Roof Garden

### Location

**Location:** Mandria

Coordinates: **34.708880245161 / 32.53155859993**

Region: **Paphos**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 765.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€295 000 on Apr 8, 2025

€305 000 on Aug 6, 2025



