


## 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

Region: **Paphos**

Coordinates: **34.708880245161 / 32.53155859993**

## 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/m²</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







