

### 3 Bedroom House for Sale in Paphos - Universal

FREEHOLD Spacious, bright and airy villa in established and well-maintained development in Universal Area ✖

Potential buyers only please - NO AGENTS

Very private corner plot ; Mature garden all fully fenced and with sensor controlled security lighting

Internal area 109 m<sup>2</sup> Overall plot size 189 m<sup>2</sup>

Open plan ground floor living/dining/kitchen area with air conditioning; open fireplace; cupboard under stairs; two sets of sliding patio doors to front (S), windows (E and W), glazed back door to lobby and rear/side terraces; air conditioning; telephone, WiFi & TV points

Kitchen area with range of wall and base fitted units, touch control ceramic ...

#### Property Info

Covered Area	<b>109</b>
Uncovered Veranda	<b>24.13</b>
Total Number of Floors	<b>2</b>
Floor Type	<b>Ceramic</b>
Air Conditioning	<b>Partial, Yes</b>

#### Plot / Area Info

Plot area	<b>189</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

#### Amenities

- Air Conditioning
- Alarm
- Balcony
- Bike Parking
- Fireplace
- Garden
- Guest WC
- Parking
- Pool
- Storage room

#### Location

**Location:** Paphos - Universal      Region: **Paphos**  
**Coordinates:** **34.76047 / 32.43152**

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>~€9 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 982.00/m<sup>2</sup></b>		

## Price change history

€325 000 on May 3, 2025









