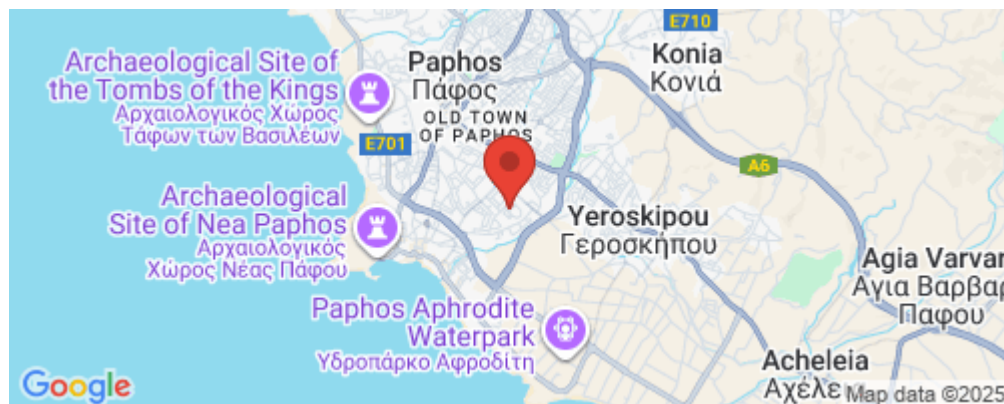


## 2 Bedroom Apartment for Sale in Paphos - Universal

Located in the sought-after Universal area of Paphos, this beautifully designed 2-bedroom apartment is part of a luxurious new residential project offering both comfort and sophistication. Set within a modern 4-storey building, each apartment features spacious interiors and very large balconies, perfect for outdoor living and enjoying the Mediterranean climate.



This prime location puts you just 6 minutes from the beach, facing the Universal Elementary School, and only 4 minutes from AUB Paphos Campus, making it an excellent choice for families, professionals, or investors seeking strong rental potential.

### Key Features:

- Large private balcony for outdoor relaxatio...

### Property Info

Covered Area	<b>113</b>
Covered Veranda	<b>35</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6859</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Paphos - Universal

Coordinates: **34.762654112686 / 32.431168544773**

Region: **Paphos**

## Price: €365 000 + VAT

VAT for this property is **€18,250** or **€69,350**. 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>€3 230.00/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

€365 000 on Jun 14, 2025









## 2<sup>ND</sup> FLOOR

**201**  
2 Bedrooms  
2 Bathrooms  
78 SQM Internal Area  
35 SQM Covered Veranda



SOPHIA VEMPO STREET

13TH PRIMARY SCHOOL