

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>113</b>			Reference Number	<b>6859</b>
Covered Veranda	<b>35</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Floor Number	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>4</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amilities	Location	
• Parking	<b>Location:</b> Paphos - Universal Coordinates: <b>34.762654112686 / 32.431168544773</b>	Region: <b>Paphos</b>

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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 Price per SQM	<b>None</b> <b>€3 363.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€365 000 on Jun 14, 2025

€380 000 on Oct 4, 2025





2<sup>ND</sup>  
FLOOR

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



SOPHIA'S VEMPO STREET

13TH PRIMARY SCHOOL