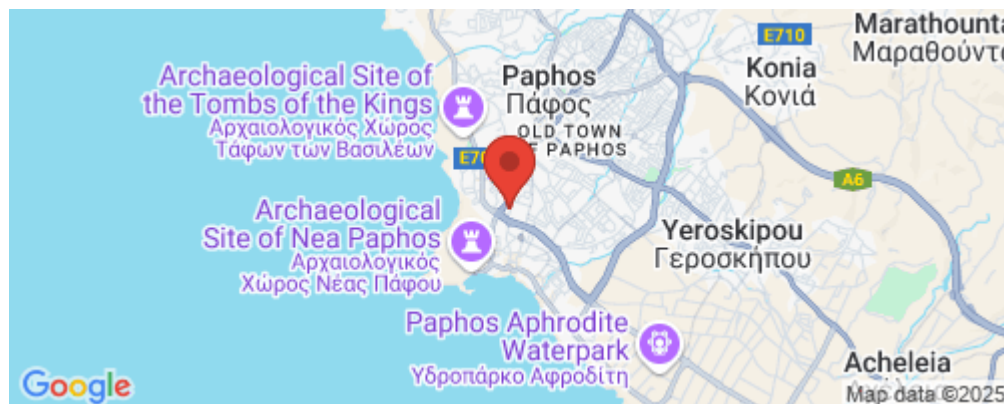


## 3 Bedroom Apartment for Sale in Kato Paphos

Discover elevated city living in this stunning 3-bedroom penthouse, occupying the top two floors of a modern 4-storey building in the heart of Kato Paphos. Located just steps from Kings Avenue Mall and the American University of Beirut, this residence offers an exceptional combination of comfort, luxury, and convenience — ideal for permanent living, holidays, or investment.



Spread across the 3rd and 4th floors, the penthouse features bright open-plan interiors, premium finishes, and a semi-covered rooftop terrace perfect for entertaining, relaxing, or enjoying the warm Mediterranean climate.

### Key Features:

– Open-plan kitchen, living, and dining area with plenty...

### Property Info

Covered Area	<b>244</b>
Covered Veranda	<b>132</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6917</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Kato Paphos  
**Coordinates:** **34.764804692001 / 32.415107482912**

Region: **Paphos**

## Price: €545 000 + VAT

VAT for this property is **€56,644** or **€103,550**. 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>~€18 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 234.00/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

€545 000 on Jun 18, 2025



