

## 2 Bedroom Apartment for Sale in Kato Paphos

This spacious two-bedroom, two-bathroom apartment occupies an entire floor in a boutique three-level building, offering exceptional privacy and comfort. Located just moments from Kings Avenue Mall, AUB University, and a short drive to the city center and Paphos Harbour, it combines modern living with unmatched convenience. X

Highlights include:

- Expansive floor-to-ceiling windows and large tiled flooring
- Two sleek bathrooms with built-in sanitary ware
- Custom kitchen design with high-quality finishes
- Concealed A/C for efficient climate control

Perfect for homeowners or investors, this property offers elegant city living in ...

| Property Info          |                                | Plot / Area Info |                     | Additional info  |                  |
|------------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>93</b>                      |                  |                     |                  |                  |
| Floor Number           | <b>3</b>                       |                  |                     | Reference Number | <b>7283</b>      |
| Total Number of Floors | <b>3</b>                       | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Heating                | <b>Underfloor Heating, Yes</b> |                  |                     | Bathrooms        | <b>2</b>         |
| Air Conditioning       | <b>All rooms, Yes</b>          |                  |                     |                  |                  |

| Amenities | Location  | Region: Paphos |
|-----------|---|----------------|
| • Parking | <b>Location:</b> Kato Paphos<br><b>Coordinates:</b> 34.769370080388 / 32.415300598269 |                |

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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<br>Price per SQM | <b>~€14 600.00</b><br><b>€4 839.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
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## Price change history

€450 000 on Jun 28, 2025



