

## 2 Bedroom House for Sale in Paphos - Universal

A spacious 2-bedroom semi-detached townhouse located in the sought-after Universal area of Paphos. Offering modern comfort and convenience, this home is perfect for residential living, a holiday retreat, or an investment opportunity. 

### Property Features:

- ✓ Open-plan living & dining area – Bright and airy space ideal for relaxation and entertaining.
- ✓ Modern kitchen with island – A sleek, functional design perfect for cooking and gathering.
- ✓ Guest toilet on the ground floor – Adds convenience for residents and visitors.
- ✓ Two spacious bedrooms – Both located on the first floor, each with its own ensuite bathroom for privacy and comfort.

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>~€8 000.00</b>              |                 |             |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 167.00/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

€285 000 on Jul 25, 2025

