


## 3 Bedroom Apartment for Sale in Paphos - Agios Theodoros

Step into contemporary elegance with this spacious 3-bedroom ground floor apartment, located in the most central and prestigious area of Paphos. 

Boasting over 130.59 m<sup>2</sup> of internal covered space, this fully furnished residence offers comfort and sophistication at every turn. Enjoy year-round comfort with a VRV air conditioning system and underfloor heating throughout all living areas.

The modern kitchen comes fully equipped with premium appliances, including a fridge, induction stove, and oven – perfect for both everyday living and entertaining.

Situated in the heart of Paphos' historic city centre, the apartment is just steps away from the City Hall, a varie...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>162</b>                     |
| Covered Veranda        | <b>15</b>                      |
| Uncovered Veranda      | <b>31</b>                      |
| Total Number of Floors | <b>2</b>                       |
| Furnishing             | <b>Furnished</b>               |
| Energy Efficiency      | <b>B</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8356</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Paphos - Agios Theodoros  
**Coordinates:** **34.773018684136 / 32.424098249556**

Region: **Paphos**

## Price: €570 000 + VAT

VAT for this property is **€34,411** or **€108,300**. 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>€3 519.00/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

€570 000 on Aug 13, 2025











GROUND FLOOR

MASTER PLAN



MUNICIPAL  
CENTRAL PARK