


## 2 Bedroom Apartment for Sale in Paphos - Universal

Located in the lower part of Universal, this bright and cozy 2-bedroom apartment is situated on the second floor and comes fully furnished, ready to move in. 

### □ Location Benefits

- ✓ Lower part of Universal – walking distance to all amenities
- ✓ Just minutes from the beach, restaurants, bars, mall, and AUB
- ✓ Ideal for investment or comfortable permanent living

### □ Property Highlights

- ✓ 2 Bedrooms
- ✓ 1 Bathroom
- ✓ Fully furnished
- ✓ Fully equipped kitchen and spacious layout
- ✓ Communal swimming pool
- ✓ Quiet and well-maintained complex

□ Price: €255,000 | No VAT

### Property Info

Covered Area	<b>94</b>
Covered Veranda	<b>14</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

Reference Number	<b>8443</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location



**Location:** Paphos - Universal

**Region:** Paphos

**Coordinates:** 34.761111654496 / 32.421041183093

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>~€6 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 713.00/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>
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## Price change history

€255 000 on Aug 13, 2025

