

## 2 Bedroom Apartment for Sale in Paphos District

The epitome of luxury lifestyle living, this is a beautiful residential project located in the prestigious Universal area of Pafos; the ideal home for those seeking a truly luxurious and impeccable experience. As a resident, you will have access to lifestyle amenities including a communal pool, gracious terraces, manicured lawns, and above-ground parking.



The floorplan of this 4-level building incorporates two 2-bedroom apartments per floor and 2 luxurious bathrooms, including an en-suite for the master bedroom. A spacious living and dining area flows effortlessly into a modern kitchen made of state-of-the-art materials, and each apartment has its own private balcony with a covered ...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>123</b>            |
| Covered Veranda        | <b>40</b>             |
| Floor Number           | <b>1</b>              |
| Total Number of Floors | <b>4</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>4380</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

Region: **Paphos**  
Coordinates: **34.762686 / 32.431152**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>€3 008.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€370 000 on Oct 8, 2025







## FIRST & SECOND FLOOR

