

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

Perfectly positioned in the vibrant center of Paphos, this elegant two-bedroom apartment offers an ideal blend of modern comfort and urban convenience. Located just a short walk from the historic Old Town, offices, schools, shopping centers, and cultural institutions, it provides everything needed for a dynamic city lifestyle. The bustling marina and well-maintained beaches are just a few minutes away by car, making this residence equally suited for seaside relaxation.

Situated in a newly built development, the apartment boasts premium finishes and exquisite designer furniture, creating a sophisticated yet welcoming atmosphere. The open-plan living and dining area flows seamlessly i...

| <b>Property Info</b>   |                  | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|------------------------|------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area           | <b>107</b>       |                         |                     | Reference Number       | <b>11206</b>     |
| Covered Veranda        | <b>25</b>        |                         |                     | Property type          | <b>Apartment</b> |
| Floor Number           | <b>1</b>         | Parking                 | <b>Covered, Yes</b> | Condition              | <b>Brand New</b> |
| Total Number of Floors | <b>3</b>         |                         |                     | Construction Year      | <b>2021</b>      |
| Furnishing             | <b>Furnished</b> |                         |                     | Bathrooms              | <b>2</b>         |

| <b>Amenities</b> | <b>Location</b>   |
|------------------|---|
| • Parking        | <b>Location:</b> Paphos - Agios Theodoros    Region: <b>Paphos</b><br>Coordinates: <b>34.769444 / 32.418461</b> |

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>None</b><br><b>€3 271.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|                     |              |            |  |
|---------------------|--------------|------------|--|
| Registration number | <b>1013</b>  | Email      | <a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a> |
| License number      | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>   |

Phone: **+35726080180, +35797612926**

## Price change history

€350 000 on Oct 8, 2025







