

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

Just steps from the sparkling Mediterranean Sea, this beautifully furnished two-bedroom residence offers the ideal balance of comfort, location, and  lifestyle. Set in a vibrant yet peaceful neighborhood, the home is surrounded by some of the island's best amenities and natural beauty. The main level welcomes you with a bright, open-plan living space and a fully equipped kitchen, ideal for both entertaining and everyday living. Upstairs, both bedrooms open to sweeping sea views, creating a serene ambiance where the horizon becomes part of your daily routine. Outdoors, a private swimming pool, spacious sun terrace, and built-in barbecue area invite you to enjoy Cyprus's sunn...

### Property Info

Covered Area	<b>140</b>
Covered Veranda	<b>28</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>268</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>
Reference Number	<b>13325</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Paphos - Agios Theodoros   **Region:** **Paphos**  
**Coordinates:** **34.769643 / 32.40869**

## Price: €770 000 + VAT

VAT for this property is **€38,500** or **€146,300**. 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 Price per SQM	<b>None</b> <b>€5 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a>
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## Price change history

€800 000 on Oct 9, 2025

€900 000 on Oct 16, 2025

€770 000 on Jan 8, 2026













