

## 2 Bedroom House for Sale in Paphos District

Located in one of the most desirable areas of Pafos, just a short stroll from Venus Beach and steps away from Aspire Private School, this new development redefines urban coastal living. The project offers a collection of 29 modern residences, including one- and two-bedroom apartments, stylish studios, and a limited number of elegant townhouses.

Thoughtfully designed to combine comfort, elegance, and functionality, the homes feature spacious layouts with large verandas, open-plan interiors, and a selection of stunning sea or mountain views. Premium finishes, optional underfloor heating, and energy-efficient cooling systems ensure year-round comfort, while every unit includes private ...



### Property Info

Covered Area	<b>110</b>
Covered Veranda	<b>14</b>
Furnishing	<b>Unfurnished</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>115</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>13396</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

Region: **Paphos**  
 Coordinates: **34.785734 / 32.407378**

## Price: €505 000 + VAT

VAT for this property is **€25,250** or **€95,950**. 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>~€16 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 591.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€480 000 on Oct 9, 2025  
 €505 000 on Nov 12, 2025







