

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 | Plot / Area Info | Additional info |
|-------------------|--------------------------------|-------------------------------|
| Covered Area | 110 | |
| Covered Veranda | 14 | |
| Furnishing | Unfurnished | Plot area 115 |
| Energy Efficiency | A | Property type House |
| Heating | Autonomous Heating, Yes | Reference Number 13396 |
| Air Conditioning | All rooms, Yes | Bathrooms 2 |

| 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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€16 800.00 €4 591.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
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| License number | 517/E | Legal name | ConceptRealty Ltd |
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Price change history

€480 000 on Oct 9, 2025

€505 000 on Nov 12, 2025







