

### 3 Bedroom Apartment for Sale in Paphos - Universal

This charming 3-bedroom apartment is located on the third floor of a well-kept residential complex in the popular Universal area of Pafos. With its spacious layout and functional design, it offers a comfortable living environment for both families and investors.



The open-plan living and dining area flows onto a generous veranda with a pleasant mix of garden and urban views — a perfect spot to relax or entertain. The master bedroom is large and bright, featuring its own en-suite bathroom, built-in wardrobe, and direct access to the balcony. Two additional bedrooms share a full bathroom, making the space practical for everyday life or visiting guests.

The complex is surrounded...

#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>104</b>                     |
| Covered Veranda        | <b>10</b>                      |
| Uncovered Veranda      | <b>11</b>                      |
| Floor Number           | <b>3</b>                       |
| Total Number of Floors | <b>3</b>                       |
| Furnishing             | <b>Furnished</b>               |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

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

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>13595</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

#### Amenities

#### Location

- Parking

**Location:** Paphos - Universal      Region: **Paphos**  
**Coordinates:** **34.76606 / 32.429407**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 077.00/m<sup>2</sup></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>              |
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## Price change history

€330 000 on Oct 9, 2025  
 €320 000 on Feb 18, 2026











