

## 2 Bedroom Apartment for Sale in Paphos - Universal

In the heart of the Universal area of Pafos, a vibrant yet tranquil neighborhood, this elegant residential project introduces a refined approach to modern living. Designed with thoughtful precision, it combines contemporary architecture, comfort, and convenience, offering an ideal balance between urban energy and relaxed coastal charm.

The development consists of two distinct buildings, each with its own character. One features twelve spacious two-bedroom apartments, while the other includes sixteen residences ranging from one to three bedrooms — a flexible selection suited to different lifestyles, from professionals and couples to growing families.

Interiors are bright and ...

| <b>Property Info</b>                     |                                | <b>Plot / Area Info</b>             |                     | <b>Additional info</b> |                  |
|--|--------------------------------|-------------------------------------|---------------------|------------------------|------------------|
| Covered Area                             | <b>97</b>                      |                                     |                     |                        |                  |
| Covered Veranda                          | <b>17</b>                      |                                     |                     |                        |                  |
| Floor Number                             | <b>3</b>                       |                                     |                     |                        |                  |
| Total Number of Floors                   | <b>3</b>                       | Pool                                | <b>Common, Yes</b>  | Reference Number       | <b>14860</b>     |
| Furnishing                               | <b>Unfurnished</b>             | Parking                             | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
| Energy Efficiency                        | <b>A</b>                       |                                     |                     | Bathrooms              | <b>2</b>         |
| Heating                                  | <b>Autonomous Heating, Yes</b> |                                     |                     |                        |                  |
| Air Conditioning                         | <b>All rooms, Yes</b>          |                                     |                     |                        |                  |
| <b>Amenities</b>                         |                                | <b>Location</b>                     |                     |                        |                  |
| • Parking                                |                                | <b>Location:</b> Paphos - Universal |                     | Region: <b>Paphos</b>  |                  |
| Coordinates: <b>34.764967 / 32.43025</b> |                                |                                     |                     |                        |                  |

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>~€13 000.00</b><br><b>€4 227.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€410 000 on Oct 14, 2025



