

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

Experience modern elegance in this architecturally striking two-bedroom apartment. Designed with natural light, ventilation, and sophisticated finishes, it combines urban comfort with serene, nature-inspired aesthetics.



### Key Features:

- Distinctive lotus-inspired architecture with flowing lines
- Expansive glass panels for light and ventilation
- Private, high-end interiors blending luxury and nature
- Prime location near the American University of Beirut, city center, and stadium
- Excellent investment potential with high rental demand

### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9732</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Paphos - Agios Theodoros

Region: **Paphos**

Coordinates: **34.770445289562 / 32.434183349734**

## Price: €451 800 + VAT

VAT for this property is **€22,590** or **€85,842**. 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>~€14 672.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 303.00/m<sup>2</sup></b>		

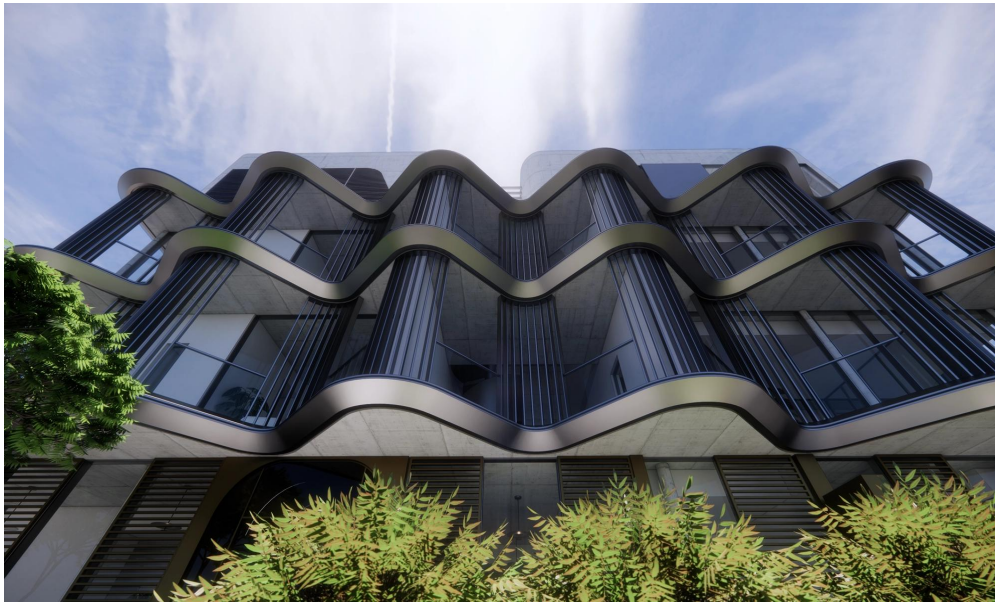
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€451 800 on Oct 29, 2025







**202-2B 2T**

Apartment Area:	83 m <sup>2</sup>
Covered Verandas Area:	22.4 m <sup>2</sup>
Total Apartment Area:	105.4 m <sup>2</sup>
Covered Parking:	12 m <sup>2</sup>
Storage Room:	4.3 m <sup>2</sup>
Total Usable Area:	121.7 m <sup>2</sup>

**Second Floor**



**201-2B 2T**

Apartment Area:	82 m <sup>2</sup>
Covered Verandas Area:	16.6 m <sup>2</sup>
Total Apartment Area:	98.6 m <sup>2</sup>
Covered Parking:	12 m <sup>2</sup>
Storage Room:	4.15 m <sup>2</sup>
Total Usable Area:	114.75 m <sup>2</sup>