

## 2 Bedroom Apartment for Sale in Paphos - Universal

This spacious two-bedroom apartment is part of a boutique development thoughtfully designed to offer a perfect balance of sophistication, functionality, and convenience. The apartment features a bright open-plan layout, premium finishes, and a private balcony, creating a comfortable and elegant living space.



Modern amenities include underfloor heating for cozy winters and a VRF climate control system for year-round comfort. Built to Class A energy efficiency standards, the apartment ensures lower running costs and a sustainable lifestyle. Large windows flood the interior with natural light, while contemporary architecture adds a refined yet welcoming atmosphere.

The developm...

### Property Info

Covered Area	93
Covered Veranda	17
Floor Number	3
Total Number of Floors	3
Energy Efficiency	A
Heating	Underfloor Heating, Yes

### Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

### Additional info

Reference Number	9840
Property type	Apartment
Bathrooms	2

### Amenities

- Parking

### Location

**Location:** Paphos - Universal

Region: **Paphos**

Coordinates: **34.760203794205 / 32.426297659936**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 452.00/m²</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>
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## Price change history

€600 000 on Nov 1, 2025

