

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

This top-floor two-bedroom residence is situated within one of Paphos' most sought-after gated developments — a community known for its resort-style facilities and excellent location in the Universal area. Residents enjoy access to hotel-level amenities, including infinity pools, a fully equipped gym, a café, a sauna, children's play areas, landscaped communal spaces, 24/7 security, a pharmacy, a minimarket, and a welcoming reception. The residence features two comfortable bedrooms, a shared bathroom, and a bright open-plan living, dining, and kitchen area that extends onto a covered veranda. From here, beautiful views of the city and the sea create an atmosphere of calm and ...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>79</b>             |
| Covered Veranda        | <b>9</b>              |
| Floor Number           | <b>4</b>              |
| Total Number of Floors | <b>4</b>              |
| Furnishing             | <b>Furnished</b>      |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

Pool **Common, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>15465</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2011</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

### Location

**Location:** Paphos - Agios Theodoros    Region: **Paphos**  
**Coordinates:** **34.764046 / 32.42703**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 430.00/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

€350 000 on Nov 26, 2025













