

## 3 Bedroom Apartment for Sale in Paphos - Universal

City living here unfolds at a quieter, more refined pace. Set within a secure gated community in the very heart of Paphos, this residential development offers a carefully balanced lifestyle where privacy, comfort, and everyday convenience come together naturally. A selection of one-, two- and three-bedroom apartments, as well as elegant maisonettes, is designed to capture light, openness and coastal views across the Mediterranean.



Residents enjoy a thoughtfully curated range of amenities, including a communal swimming pool, a separate children’s paddling pool, a private gym, and landscaped gardens that soften the urban setting. Directly adjacent to a green public park with playgro...

### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>133</b>         |
| Covered Veranda        | <b>18</b>          |
| Total Number of Floors | <b>3</b>           |
| Furnishing             | <b>Unfurnished</b> |
| Energy Efficiency      | <b>A</b>           |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>15684</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Parking

### Location

**Location:** Paphos - Universal      Region: **Paphos**  
**Coordinates:** **34.764976 / 32.432764**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 970.00/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

€400 000 on Dec 17, 2025  
 €445 000 on Dec 31, 2025  
 €395 000 on Mar 24, 2026







