

### 3 Bedroom Apartment for Sale in Paphos - Anavargos

In Anavargos, one of Paphos' most convenient residential areas, a boutique development introduces a quieter, more private take on modern city living — close to everyday amenities, yet comfortably removed from the intensity of the tourist zones. Intentionally limited in scale, the project comprises four two-bedroom residences and an exclusive three-bedroom penthouse occupying the entire third floor. The penthouse stands out with a private swimming pool, creating a rare sense of seclusion and an elevated lifestyle experience. Throughout the building, layouts are smart and well-balanced, designed for ease of living with generous natural light and practical flow. Premium finishes an...



#### Property Info

#### Plot / Area Info

#### Additional info

|                        |                                |         |                     |                                |
|------------------------|--------------------------------|---------|---------------------|--------------------------------|
| Covered Area           | <b>153</b>                     |         |                     |                                |
| Covered Veranda        | <b>32</b>                      |         |                     |                                |
| Uncovered Veranda      | <b>47</b>                      |         |                     |                                |
| Floor Number           | <b>3</b>                       | Pool    | <b>Yes</b>          | Reference Number <b>15702</b>  |
| Total Number of Floors | <b>3</b>                       | Parking | <b>Covered, Yes</b> | Property type <b>Apartment</b> |
| Furnishing             | <b>Unfurnished</b>             |         |                     | Bathrooms <b>2</b>             |
| Energy Efficiency      | <b>A</b>                       |         |                     |                                |
| Heating                | <b>Autonomous Heating, Yes</b> |         |                     |                                |
| Air Conditioning       | <b>All rooms, Yes</b>          |         |                     |                                |

#### Amenities

#### Location

- Parking

**Location:** Paphos - Anavargos      Region: **Paphos**  
**Coordinates:** **34.786734 / 32.441686**

## Price: €625 000 + VAT

VAT for this property is **€32,966** or **€118,750**. 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>~€21 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 085.00/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>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€625 000 on Dec 18, 2025



