


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

Discover ultimate privacy in this exclusive 4-bedroom duplex, set within a boutique 4-story building of only two residences. Located in the heart of Paphos' historic Old Town, this home blends modern luxury with unobstructed, panoramic sea views. 

The highlight is the private jacuzzi pool on the terrace, perfectly positioned for Mediterranean sunsets. The interior features a spacious, light-filled open-plan design with premium finishes throughout.

### Key Features:

- Exclusivity: One of only two units in the building.
- Views & Leisure: Private jacuzzi pool and permanent sea views.
- Prime Location: Walking distance to Old Town shops and dining.

## Price: €1 300 000 + VAT

VAT for this property is **€139,941** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 098.00/m²</b>		

## Representative: RealDeal Estates

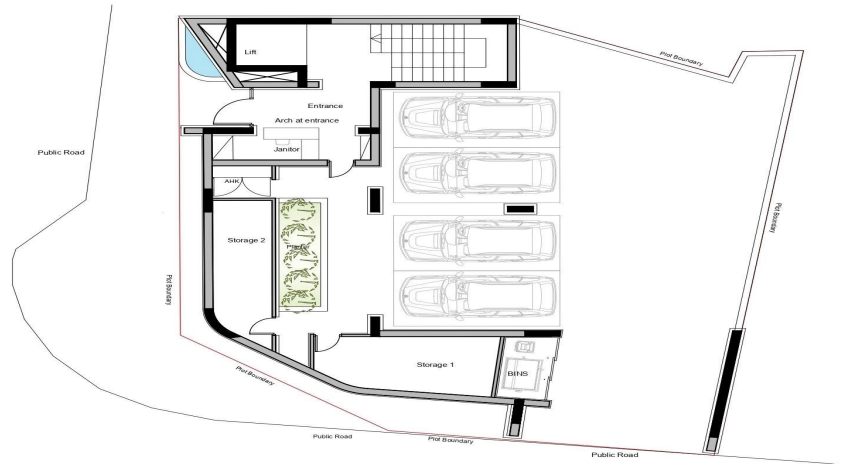
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 300 000 on Dec 31, 2025



GROUND FLOOR PLAN\_1:100



## FEATURES:

House 1: 2 Parking Places and Storage 13 sqm  
 House 2: 2 Parking Places and Storage 11 sqm  
 Space for Janitor at Entrance