

## 2 Bedroom Apartment for Sale in Paphos - Universal

Set in the popular Universal area of Paphos, this boutique residential project offers a carefully considered approach to modern living, where contemporary design is paired with everyday comfort. With only seven residences in total, the development is intentionally intimate, creating a calm and private living environment within easy reach of the city's key amenities.

The collection includes spacious two-bedroom apartments, two elegant penthouses, and a distinctive duplex residence arranged over two levels. Each home is designed with bright open-plan interiors, generous natural light, and private balconies that extend the living space outdoors. Premium finishes and thoughtful layout...

| Property Info          |                                | Plot / Area Info |                     | Additional info  |                  |
|------------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>104</b>                     |                  |                     |                  |                  |
| Covered Veranda        | <b>28</b>                      |                  |                     |                  |                  |
| Floor Number           | <b>1</b>                       |                  |                     |                  |                  |
| Total Number of Floors | <b>3</b>                       | Pool             | <b>Common, Yes</b>  | Reference Number | <b>16038</b>     |
| Furnishing             | <b>Unfurnished</b>             | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Energy Efficiency      | <b>A</b>                       |                  |                     | Bathrooms        | <b>2</b>         |
| Heating                | <b>Underfloor Heating, Yes</b> |                  |                     |                  |                  |
| Air Conditioning       | <b>All rooms, Yes</b>          |                  |                     |                  |                  |

| Amilities | Location  | Region        |
|-----------|---|---------------|
| • Parking | <b>Location:</b> Paphos - Universal<br>Coordinates: <b>34.76435 / 32.431249</b> | <b>Paphos</b> |

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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<br>Price per SQM | <b>~€16 200.00</b><br><b>€4 712.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€490 000 on Jan 23, 2026

