


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

A sophisticated residence within a lifestyle-centric development, where modern architecture meets the effortless rhythm of Mediterranean living. Designed for contemporary lifestyles, this exceptional property offers a refined balance of comfort, elegance, and everyday functionality. 

Perfectly positioned in one of the most desirable areas of Paphos, the development is just a short 10-minute walk from the seafront, placing residents within easy reach of beaches, restaurants, shops, and cultural landmarks.

Property Overview:

Internal Covered Area: 146 m<sup>2</sup>  
 Covered Veranda: 48 m<sup>2</sup>  
 Total Covered Area: 216 m<sup>2</sup>  
 Common Areas: 22 m<sup>2</sup>  
 Bedrooms: 3  
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**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area **216**  
 Furnishing **Unfurnished**

Reference Number **33352**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

**Amenities**

**Location**

**Location:** Paphos - Universal  
 Coordinates: **34.759941365025 / 32.423991889869**

Region: **Paphos**

## Price: €995 000 + VAT

VAT for this property is **€92,314** or **€189,050**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 606.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€995 000 on Apr 1, 2026

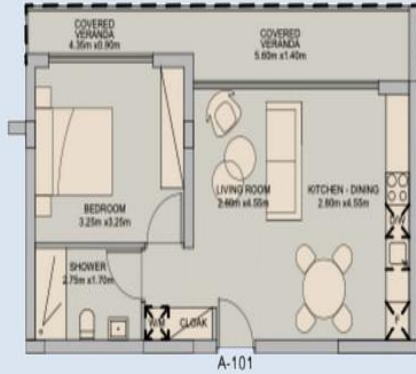








## 1 BEDROOM APARTMENT



## 2 BEDROOM APARTMENT



## 3 BEDROOM APARTMENT



## THIRD FLOOR



## FIRST FLOOR

