

## 2 Bedroom House for Sale in Paphos - Universal

This two-bedroom townhouse is situated within one of Paphos' most sought-after gated developments — a community known for its resort-style facilities and excellent location in the Universal area. Residents enjoy access to hotel-level amenities, including infinity pools, a fully equipped gym, a café, a sauna, children's play areas, landscaped communal spaces, 24/7 security, a pharmacy, a minimarket, and a welcoming reception. The townhouse offers spacious, private living across two levels. The entrance level features a bright open-plan living and dining area, a well-appointed kitchen, and a guest WC. Step outside to your own private garden with a BBQ area — perfect for out...



### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>95</b>                      |
| Covered Veranda   | <b>4</b>                       |
| Uncovered Veranda | <b>15</b>                      |
| Furnishing        | <b>Furnished</b>               |
| Heating           | <b>Autonomous Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

Pool **Common, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>17413</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

### Location

**Location:** Paphos - Universal      Region: **Paphos**  
**Coordinates:** **34.76246 / 32.428584**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>~€9 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 263.00/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

€310 000 on May 1, 2026









