


## 45m<sup>2</sup> Apartment for Sale in Paphos District

Located in a privileged area of Paphos, this modern residential development offers an exceptional opportunity to enjoy contemporary living in one of Cyprus's most vibrant and historic coastal cities. Combining elegant architecture with practical design, the project has been carefully developed to meet the needs of modern residents and investors seeking comfort, convenience, and long-term value. 

Positioned close to universities, shops, restaurants, cafés, business centers, and everyday amenities, the development provides a well-connected lifestyle with minimal commuting and easy access to the city's key attractions and beaches. The central location makes it ideal for permanent...

### Property Info

Covered Area	<b>45</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>33821</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Balcony

### Location

Region: **Paphos**  
 Coordinates: **34.75828 / 32.455086**

## Price: €194 000 + VAT

VAT for this property is **€9,700** or **€36,860**. 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>€4 311.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€194 000 on May 21, 2026





