



#12882

# Modern Studio Apartment for Sale in Kato Paphos (12882)

📍 Kato Paphos, Paphos

€179,000 +VAT





# Overview

## Specifications

Bedrooms

 **Studio**

Bathrooms

 **1**

Covered

 **35 m<sup>2</sup>**

Type	<b>Apartment</b>
Toilets	<b>1</b>
Status	<b>Under construction</b>
Year of construction	<b>2026</b>
Furnished	<b>Unfurnished</b>

Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	 <b>A+</b>

## Description

Modern Studio Apartment for Sale in Kato Paphos (12882)

PRICE : EUR 179.000 +VAT | Completion June 2026 |

For sale: a modern studio apartment that is currently under construction, set to be completed in 2026. This apartment offers an internal space of 35 m<sup>2</sup> and features one bathroom. It is located on the first floor of a four-story building, which includes an elevator for easy access.

Situated in the vibrant area of Kato Paphos, this property benefits from a lively atmosphere. Known for its stunning beaches and rich history, Kato Paphos is surrounded by plenty of amenities including shops, restaurants, and cultural attractions. The nearby highway ensures easy commuting and exploration of the broader region, making this location ideal for those who appreciate convenience and lifestyle.

With an impressive energy efficiency rating of A+, this apartment represents a sustainable living option. The space is unfurnished, giving you the flexibility to create your ideal home environment tailored to your personal taste.

This exciting opportunity is proudly presented by Lextrus Real Estate. Don't miss your chance to be part of this growing community in Kato Paphos.



# Floor plans



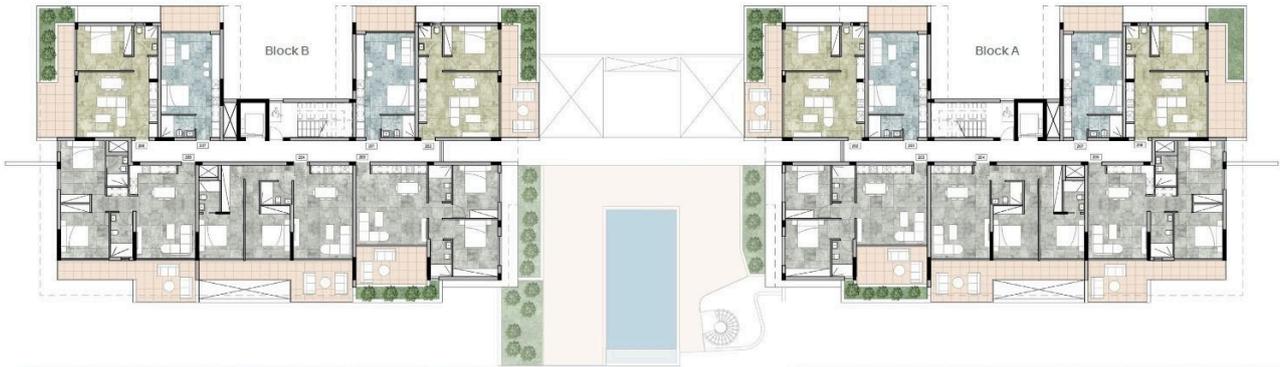
Block B  
Ground Floor

PROPERTY No.	BLOCK	BEDS	BATHS	GARDEN	STORAGE	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	TOTAL COVERED
101	B-WEST	2	2	64	2,6	75	15	0	90
102	B-WEST	2	2	22	2,6	75	15	0	90
103	B-WEST	2	2	0	2,6	76	22	0	98
104	B-WEST	2	2	35	2,6	81	13	0	94

Block A  
Ground Floor

PROPERTY No.	BLOCK	BEDS	BATHS	GARDEN	STORAGE	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	TOTAL COVERED
101	A-EAST	2	2	67	2,6	75	15	0	90
102	A-EAST	2	2	21	2,6	75	15	0	90
103	A-EAST	2	2	0	2,6	76	22	0	98
104	A-EAST	2	2	40	2,6	81	13	0	94

Dimensions in meters



Block B  
1st Floor

PROPERTY No.	BLOCK	BEDS	BATHS	GARDEN	STORAGE	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	TOTAL COVERED
201	B-WEST	STUDIO	1	0	2,6	35	8	0	43
202	B-WEST	1	1	0	2,7	53	10	0	63
203	B-WEST	2	2	0	3,2	77	10	0	87
204	B-WEST	2	2	0	3,2	78	24	0	102
205	B-WEST	2	2	0	3,2	77	28	0	105
206	B-WEST	1	1	0	2,7	52	16	0	68
207	B-WEST	STUDIO	1	0	3,2	35	8	0	43

Block A  
1st Floor

PROPERTY No.	BLOCK	BEDS	BATHS	GARDEN	STORAGE	INDOOR AREA	COVERED VERANDA	UNCOVERED VERANDA	TOTAL COVERED
201	A-EAST	STUDIO	1	0	2,6	35	8	0	43
202	A-EAST	1	1	0	2,7	53	10	0	63
203	A-EAST	2	2	0	3,2	77	10	0	87
204	A-EAST	2	2	0	3,2	78	24	0	102
205	A-EAST	2	2	0	3,2	77	28	0	105
206	A-EAST	1	1	0	2,7	52	16	0	68
207	A-EAST	STUDIO	1	0	3,2	35	8	0	43



# Additional information

## Facilities

Aircondition, Provision

Elevator

Heating, Provision

Parking, Covered

Solar water heater

Storage

## Features

Balcony

Bright

Ceramic tiles

Combined kitchen and dining area

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

Entrance gate

Entrance gate, automated

Granite countertops

Investment opportunity

Near amenities

Near bus route

Open plan

Quiet area

Rental potential

Shower

Sound insulation

Thermal insulation

Tile flooring

Veranda

Veranda, large

Walking distance to beach

## Distances

Amenities

 500 m

Airport

 16 km

Sea

 600 m

Public transport

 400 m

Schools

 30 m

## Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaspyridou@gmail.com

