





UNIVERSAL

Located just a short distance from the coastline and main tourist zones, **Universal** is one of Paphos' most sought-after residential neighbourhoods, offering a well-balanced mix of convenience, comfort, and long-term appeal.

Situated just 2–3 kilometres from the harbour and seafront, Universal manages to stay close to the action while maintaining a quieter, more relaxed atmosphere. The area is known for its blend of modern apartment complexes, holiday homes, and permanent residences, making it ideal for both investors and homeowners.

Universal is well-connected, with easy access to schools, shops, restaurants, and public transport, and just a few minutes' drive from Kato Paphos, the Kings Avenue Mall, and the city centre. Its flat, walkable layout and well-maintained infrastructure make it a practical choice for families, retirees, and professionals alike.

Whether you're looking for a holiday home or a year-round base, Universal offers the lifestyle flexibility and central location that make it a standout choice in Paphos.



The Development

The Development is a modern residential development of 27 apartments across two sleek blocks, offering a unique blend of comfort, design and urban convenience.

Located between universal area and kato pafos, this project is an oasis in the city, just steps from Paphos' top amenities, schools, hospitals and cultural landmarks. The development sits next to the future Linear Park, which will connect Universal with Kato Paphos and Geroskipou, further enhancing accessibility and lifestyle value.

Designed with clean architecture and thoughtful communal spaces, Oculus offers residents a sense of calm in a central location. Whether for permanent living or high-yield rental investment, this is a rare opportunity to own property in one of the fastest-growing, most sought-after areas of Paphos.

An exceptional place to call home and a smart investment in the city's future.



















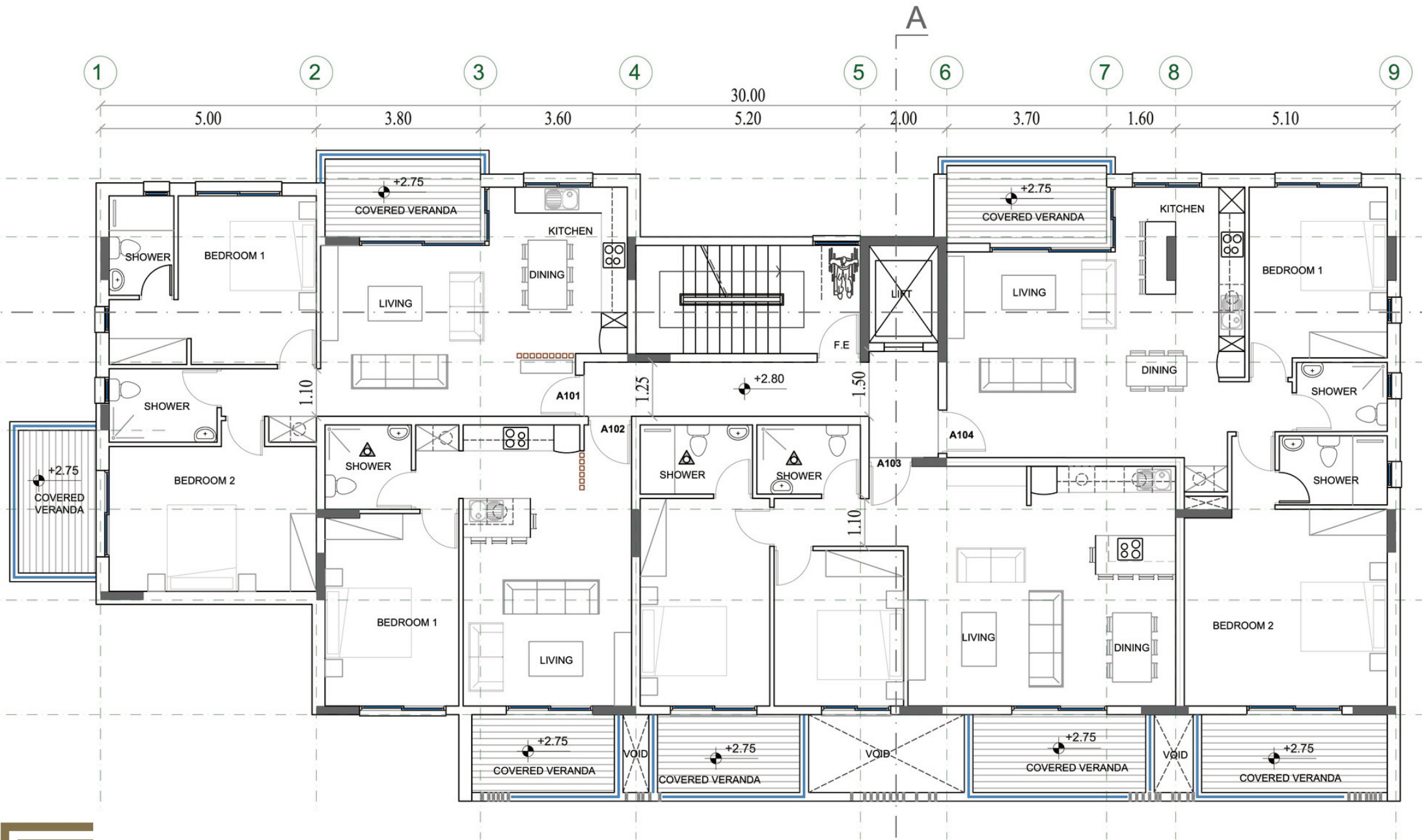




Master plan

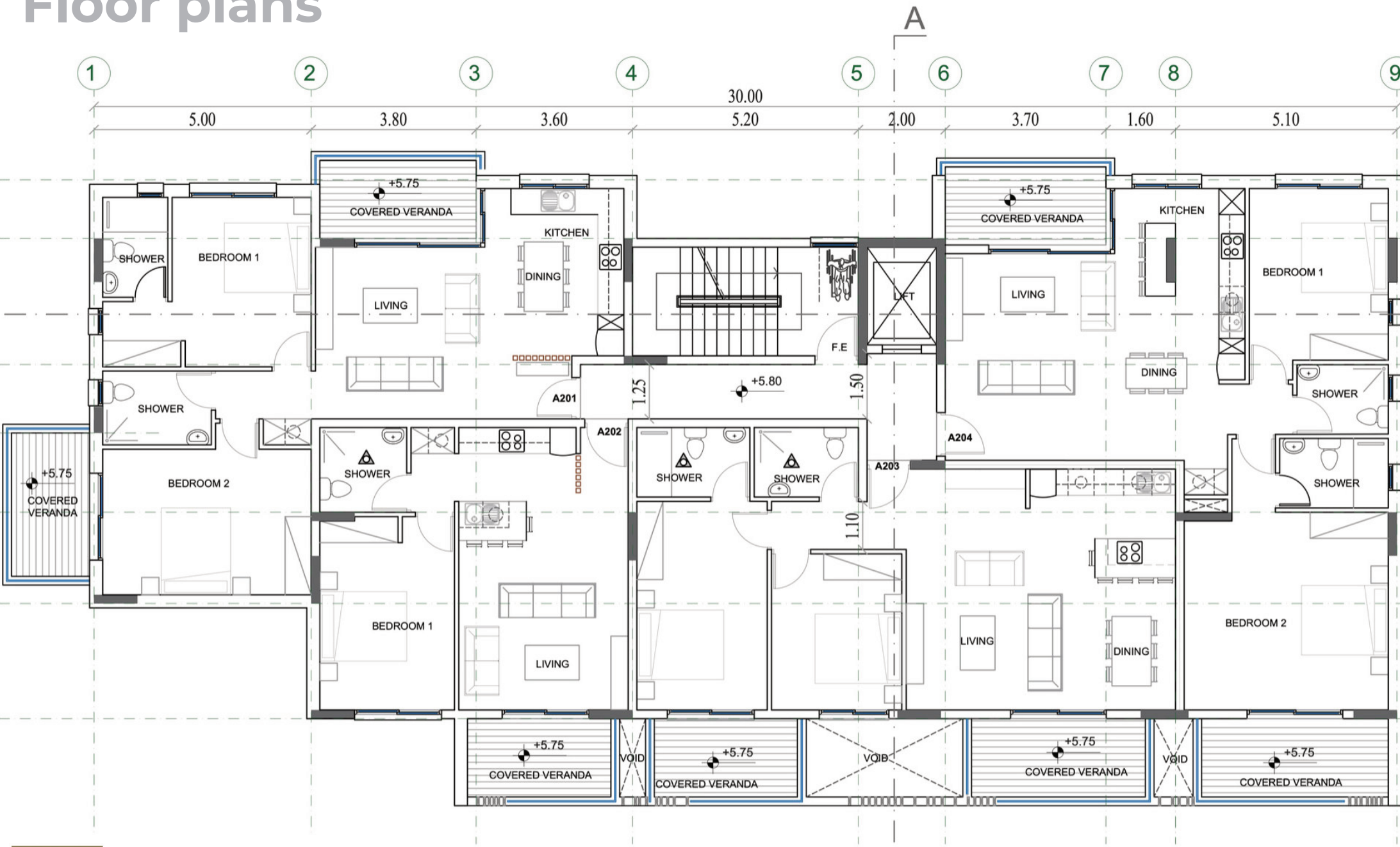


Floor plans



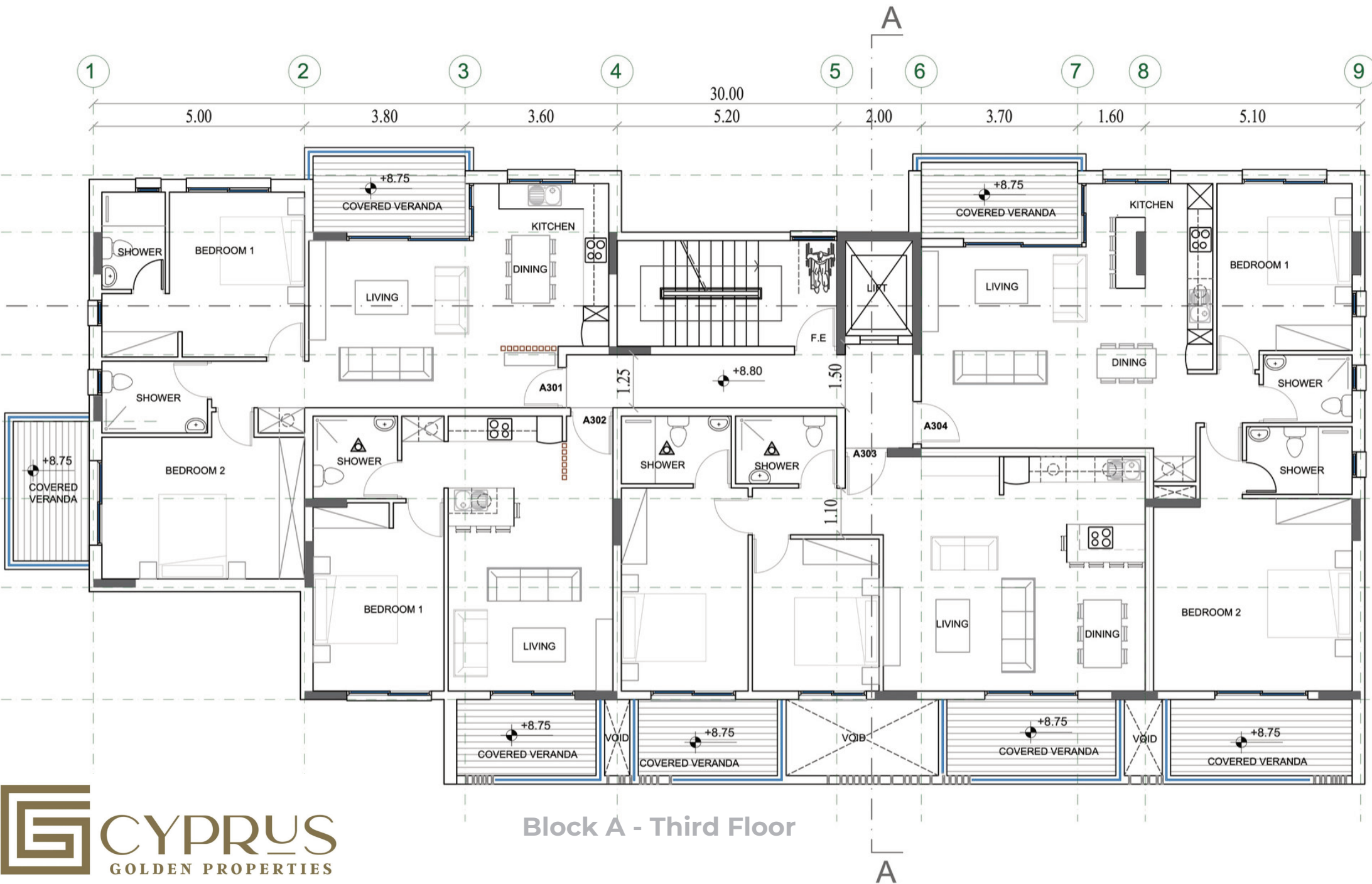
Block A - First Floor

Floor plans

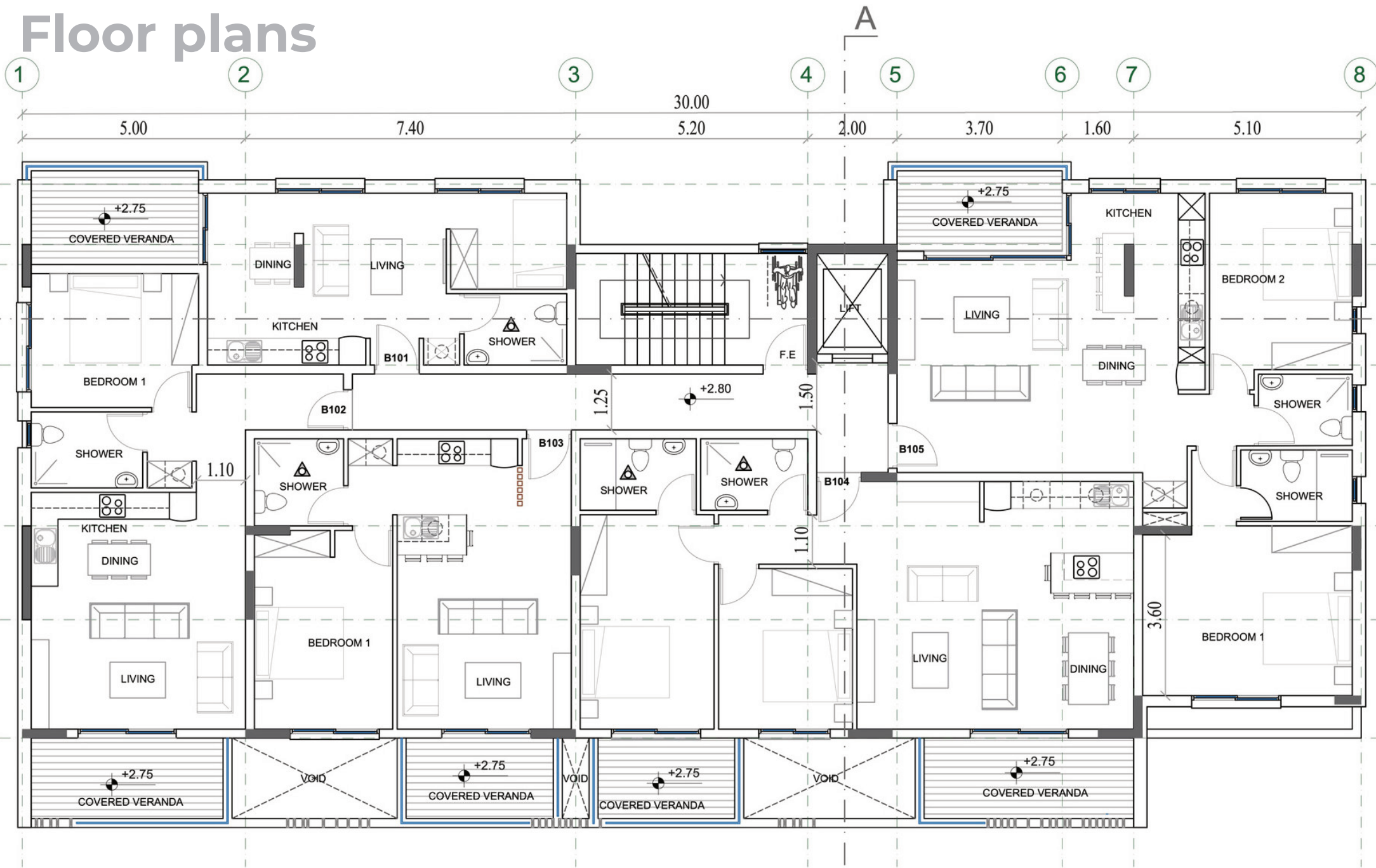


Block A - Second Floor A

Floor plans

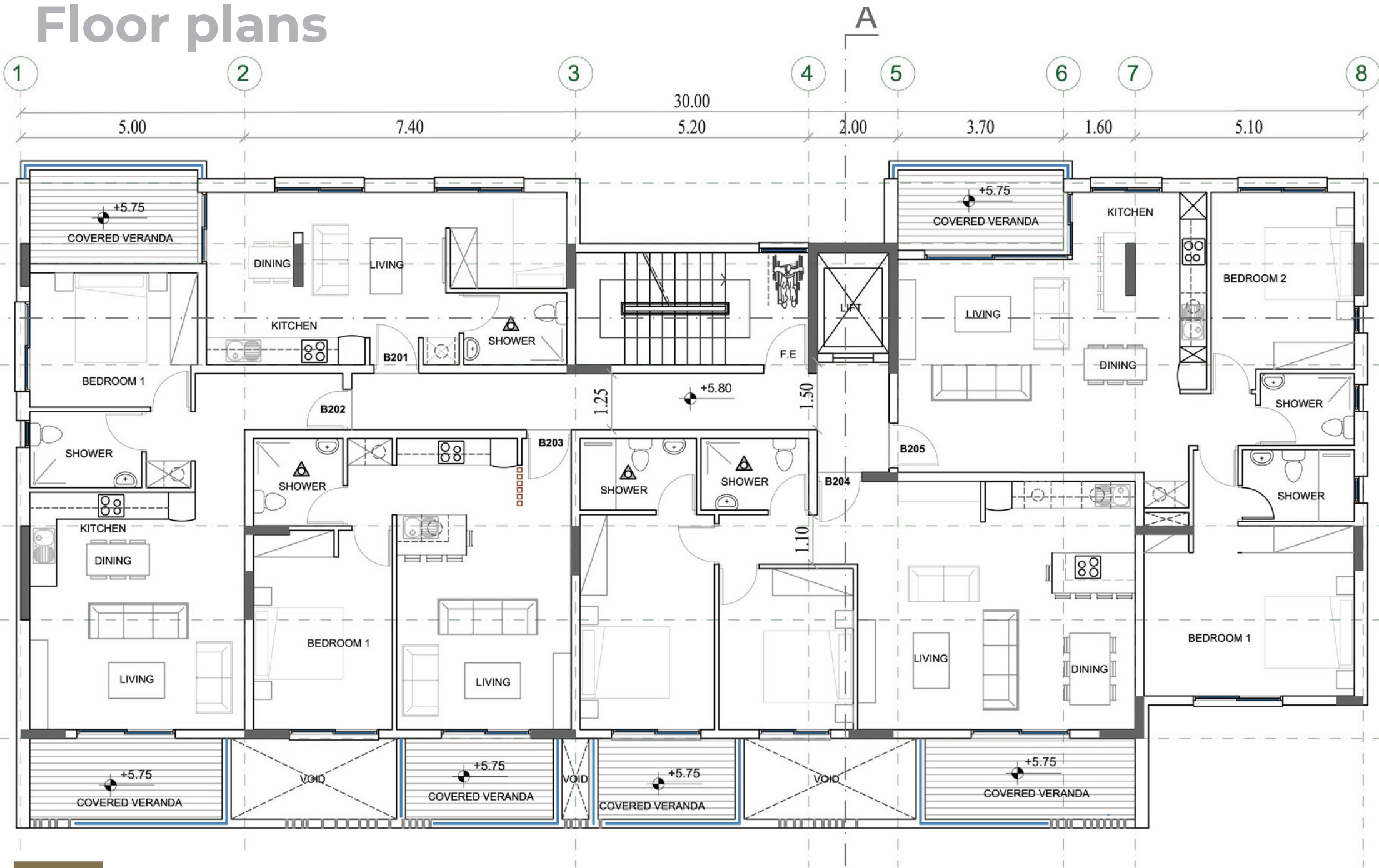


Floor plans



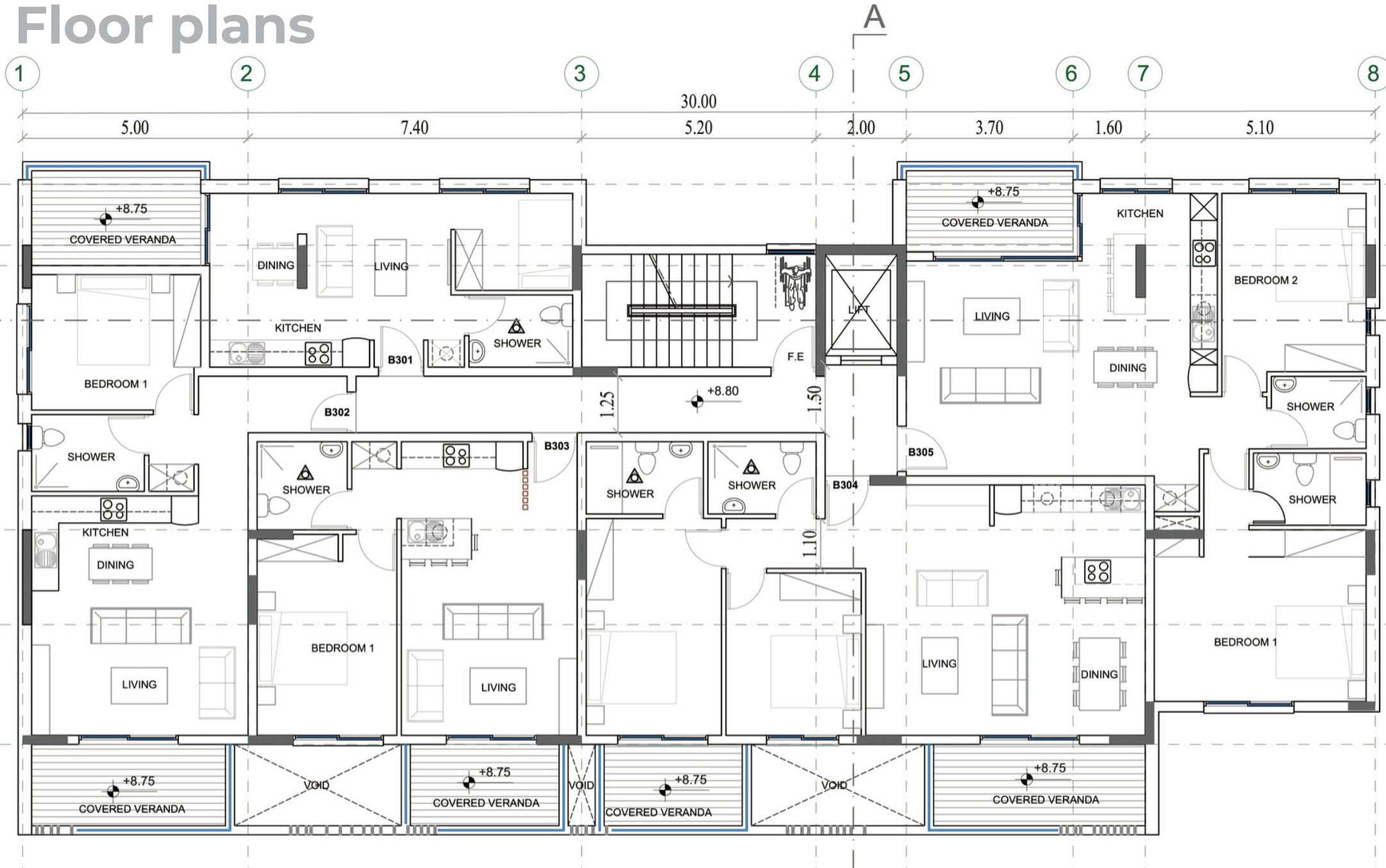
Block B - First Floor A

Floor plans



Block B - Second Floor

Floor plans



Block B - Third Floor

LOCATION



CITY CENTER 1KM



BEACH 1,5km



IASIS
PRIVATE CLINIC 500m



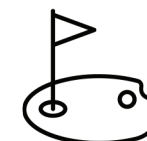
RESTAURANT 300M



SUPERMARKET 300M



SCHOOL 300 M



GOLF COURSE 10KM



AIRPORT 15KM



SPECIFICATIONS

- *Communal swimming pool*
- *Landscaped gardens*
- *Children's playground*
- *BBQ and recreational area*
- *Well being room*
- *Shower and changing room facilities*
- *Stylish Seating area*
- *Optional Private storage rooms*
- *Contemporary architectural design*
- *Upgraded thermal aluminium series*
- *Tailor-made kitchen design*
- *Wide range of imported ceramic tiles*
- *Branded sanitary ware*
- *Provisions for central heating*
- *Class A Energy-efficient design*
- *Only 1500 metres from the sea*