



Universal, Kato Paphos



City Living



- This Development offers an exceptional location and our contemporary signature design focused on luxurious, modern open-plan living. The development comprises 7x two-bedroom, 1x one-bedroom and 2x three-bedroom apartments ranging from 55 to 104 m2 spread across three floors. Luxury amenities include Smart technology, Video intercom, Seaview, covered parking, storage, and a communal pool. Each apartment boasts a unique modern layout, harmoniously integrating space and natural light, ensuring an effortlessly refined living experience.

Secure the chance to own this exclusive apartments and elevate your lifestyle.

Where
Comfort Meets
High Quality
Design





Features

- ENERGY EFFICIENCY BUILDING CLASS A
- COVERED PARKING
- SMART HOME
- SWIMMING POOL
- LIFE-TIME SEAVIEW
- GATED COMPLEX
- REMOTE CONTROLLED GATES
- STORAGE ROOM
- VIDEO INTERCOM
- HIGH END FINISHES
- DESIGNER COMPLEX
- OPTIONAL CONCEALED VRV AIR-CONDITIONING
- OPTIONAL UNDERFLOOR HEATING

Contemporary
Elegance with
a Touch of
Luxury





Distances

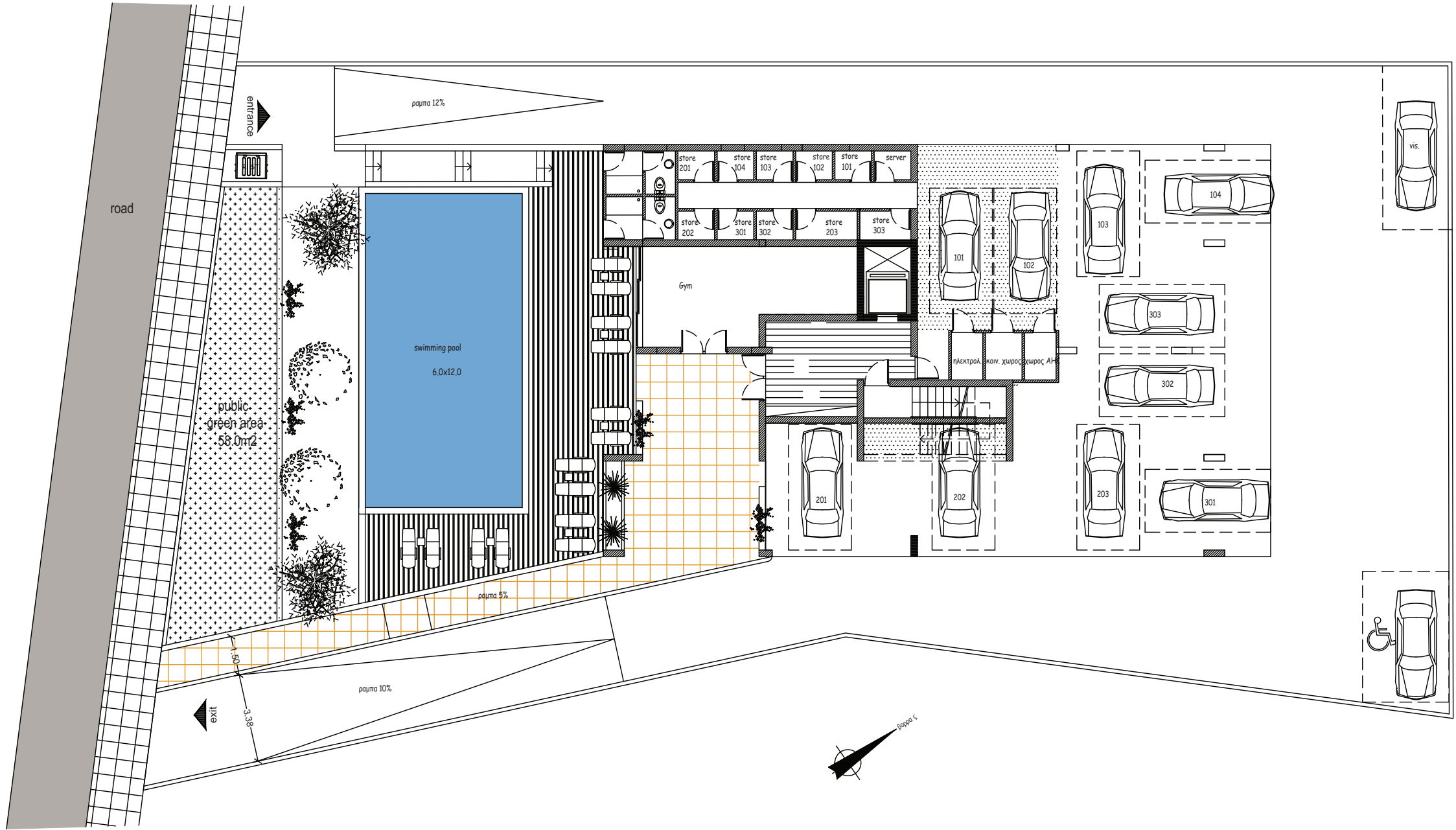
	Sea:	1.5km
	Airport:	9km
	School:	3 minutes
	Center:	1.5km
	AUB University:	1.5km

► Universal is the perfect spot for property buyers seeking holiday homes or convenient living close to amenities. Just a stroll away lies Kato Paphos, centered around the historic harbor and iconic Paphos Castle, originally a Byzantine fort. Enjoy a diverse culinary scene with restaurants and tavernas offering everything from international to traditional Cypriot dishes. Explore supermarkets, shops, banks, and archaeological sites. Two beaches, one in Kato Paphos and one in Yeroskipou, are within walking distance, offering amenities like volleyball courts, beach bars, and children’s entertainment.



GROUND FLOOR

- Parking
- Storage Rooms
- Gym
- Server Room
- Swimming Pool



100.00 m²

Living 80.00 m²
Veranda 20.00 m²

Flat 101

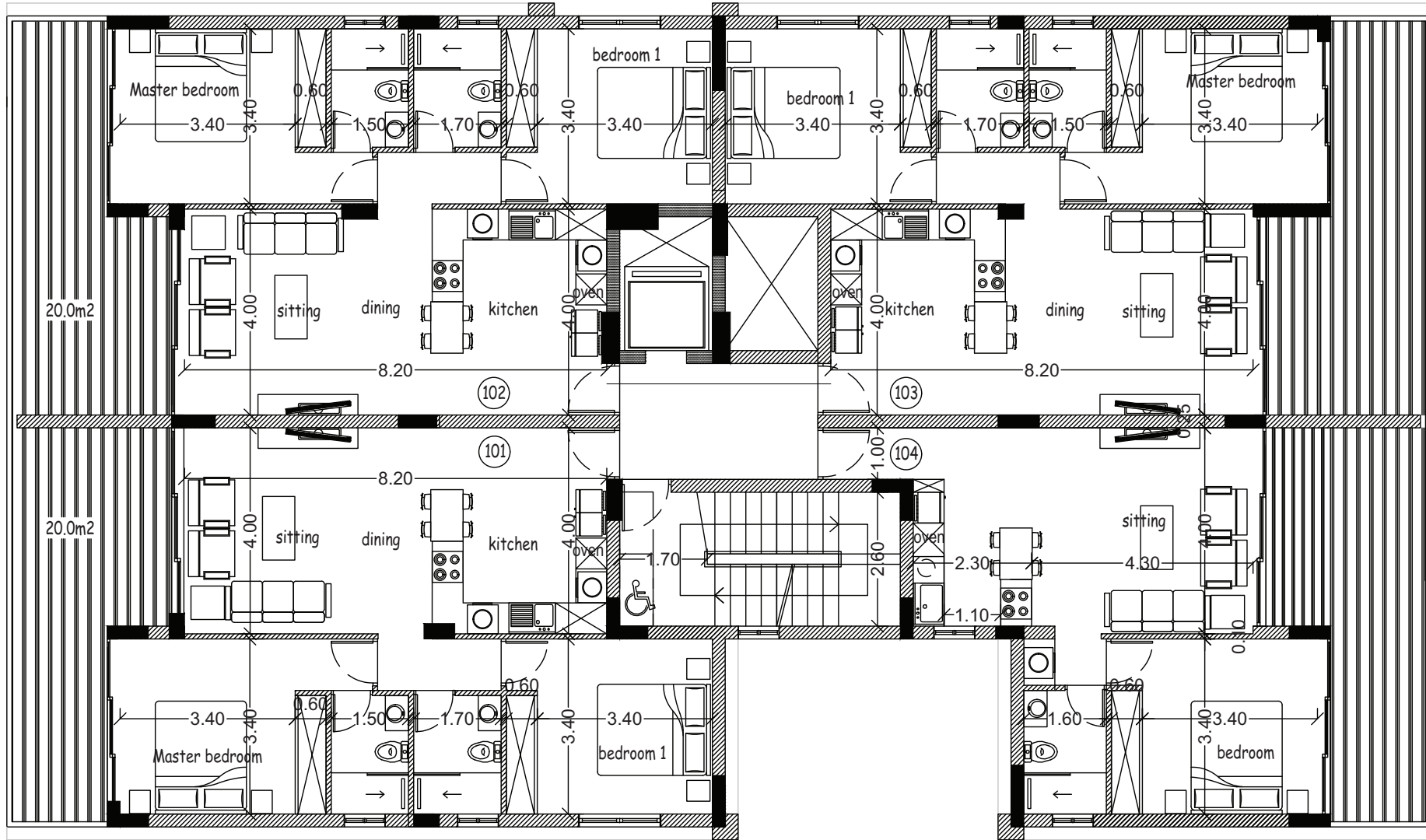
Flat 102

Flat 103

First Floor

2 Bedrooms/ 2 Bathrooms
Covered Parking

Master Bedroom	3.40x4.00
• En-suite	2.40x1.50
Bedroom 1	3.40x4.00
Living	4.00x3.75
Kitchen & Dining	4.00x4.45
Guest Bathroom	2.40x1.70
Balcony	7.50x3.10



1 Bedroom/ 1 Bathroom
Covered Parking

Bedroom	3.40x4.00
Living	4.00x4.30
Kitchen & Dining	4.00x2.30
Bathroom	2.40x1.60
Balcony	7.50x3.10

75.00 m²

Living 55.00 m²
Veranda 20.00 m²

Flat 104

First Floor

100.00 m²

Living 80.00 m²
Veranda 20.00 m²

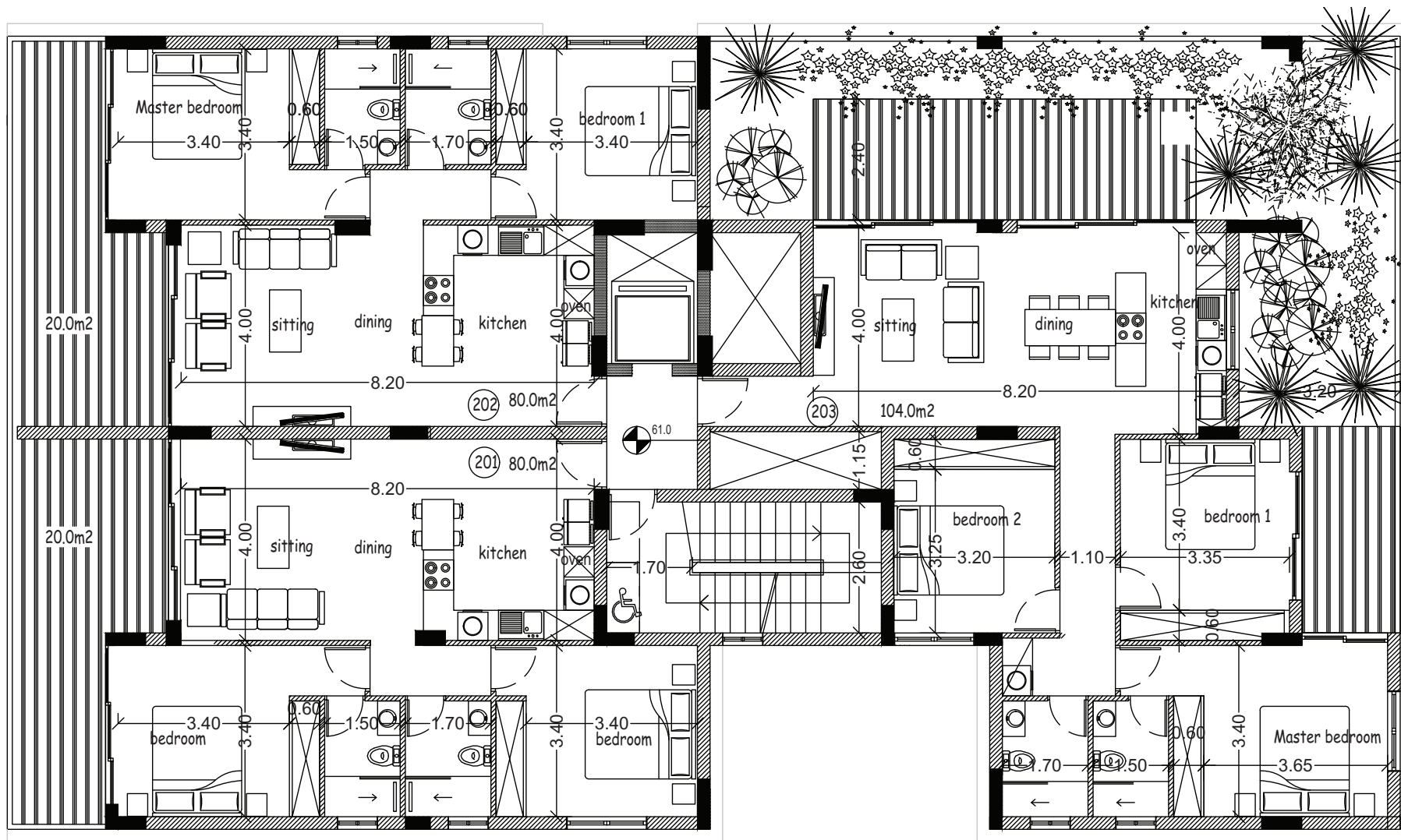
Flat 201

Flat 202

Second Floor

2 Bedrooms/ 2 Bathrooms
Covered Parking

Master Bedroom	3.40x4.00
• En-suite	2.40x1.50
Bedroom 1	3.40x4.00
Living	4.00x3.75
Kitchen & Dining	4.00x4.45
Guest Bathroom	2.40x1.70
Balcony	7.50x3.10



3 Bedrooms/ 2 Bathrooms
Covered Parking

Master Bedroom	3.40x4.25
• En-suite	2.40x1.50
Bedroom 1	4.00x3.35
Bedroom 2	3.85x3.20
Living	4.00x4.00
Kitchen & Dining	4.00x4.20
Guest Bathroom	2.40x1.70
Balcony	1.95x4.00 - 7.60x2.40

129.00 m²

Living 104.00 m²
Veranda 25.00 m²

Flat 203

Second Floor

100.00 m²

Living 80.00 m²
Veranda 20.00 m²

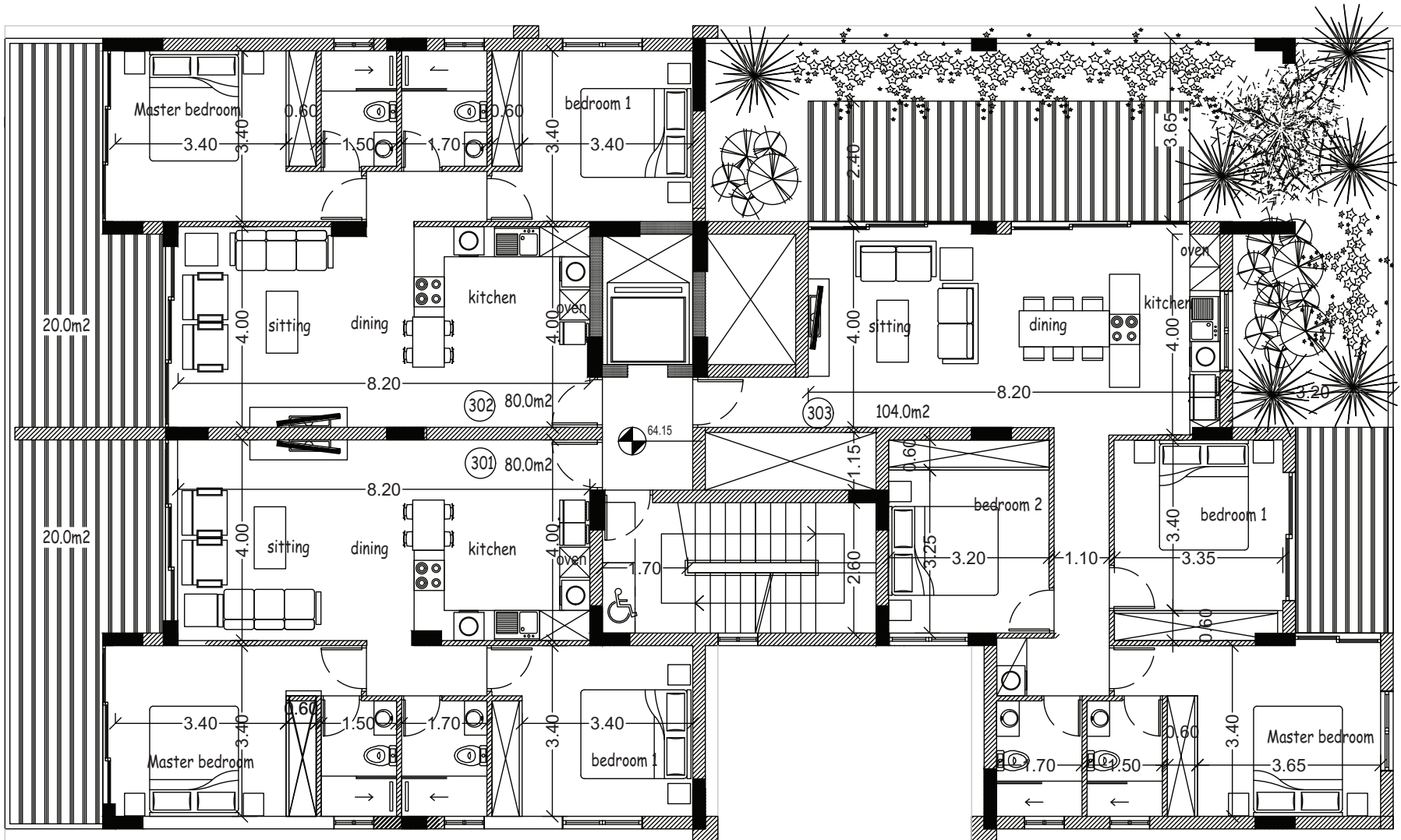
Flat 301

Flat 302

Third Floor

2 Bedrooms/ 2 Bathrooms
Covered Parking

Master Bedroom	3.40x4.00
• En-suite	2.40x1.50
Bedroom 1	3.40x4.00
Living	4.00x3.75
Kitchen & Dining	4.00x4.45
Guest Bathroom	2.40x1.70
Balcony	7.50x3.10



3 Bedrooms/ 2 Bathrooms
Covered Parking

Master Bedroom	3.40x4.25
• En-suite	2.40x1.50
Bedroom 1	4.00x3.35
Bedroom 2	3.85x3.20
Living	4.00x4.00
Kitchen & Dining	4.00x4.20
Guest Bathroom	2.40x1.70
Balcony	1.95x4.00 - 7.60x2.40

129.00 m²

Living 104.00 m²
Veranda 25.00 m²

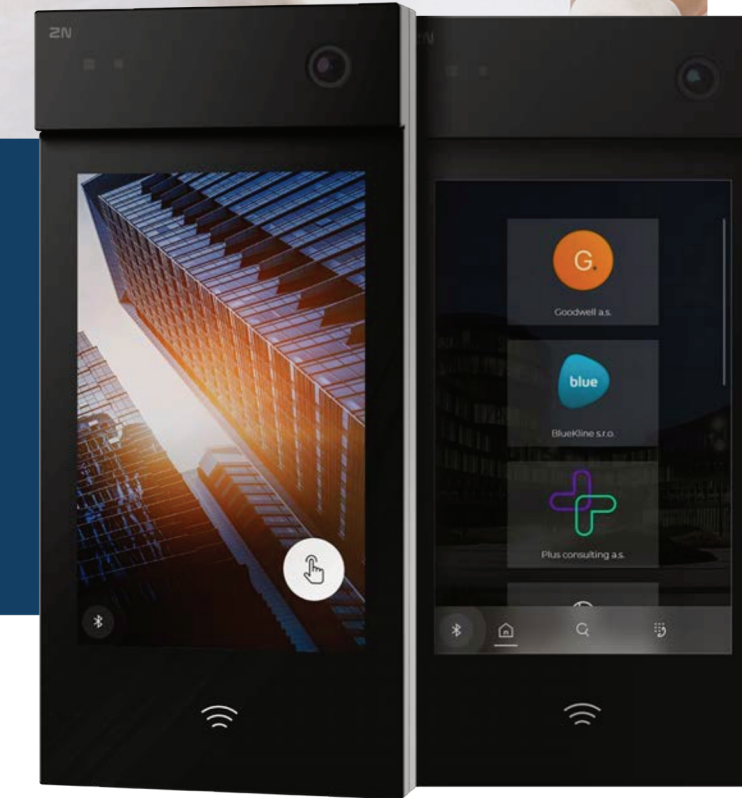
Flat 303

Third Floor

Exclusive Finishes



- False Ceiling with recessed spot lights
- Laminate parquet floors in each bedroom
- Spanish porcelain floor tiles all over
- Taylor made floor to ceiling railing wardrobes, externally made of high-quality white MDF panels with mirror
- Provision for security system
- Designer built-in GROHE sanitary ware
- Wall-mounted GROHE (Germany) shower arm and head
- 2N Video Intercom system
- Glossy Touch Smart Home Keypads & Touch panel
- High standard kitchen with soft closing and built-in design made of high quality of oak wood and MDF panels
- Techno granite countertop
- Provision for Double Door American Fridge Freezer
- Thermal & energy efficiency building with grade A
- Rabel or Muskita Slim-line Patio doors and windows made of externally double-glazed thermal insulation glass and aluminium sliding doors and windows, improving thermal and sound insulation.



- Water pressurize pump
- Solar panels
- Tiled swimming pool
- Alarm system
- Factory colour painted aluminium doors & remoted controlled gates integrated with Intercom system
- 10cm inner solid wall bricks
- 25cm outer solid wall bricks
- Provision for Electric cars



► **Invest in Real Assets, No Donations**

Invest at least 300,000 Euros in real estate, and gain from rental income and rising property value, even if you don't plan to live in Cyprus.

Processing application just in 2 months

The whole process can be arranged without being present in the country within 2 months, just one visit for biometric capturing required.

No presence required

It is not necessary to reside in Cyprus, only a visit once every two years is required in order to maintain your residency.

Residency for whole Family

Residency applies to the whole family including children under 25 years.

Eligible for Citizenship after 5 Years

Applicants are eligible to apply for Cypriot citizenship after five years of residence in Cyprus.

Free Healthcare System

Once residency is approved, you'll be eligible for free access to the national healthcare system.

Tax Free Haven

Stay in Cyprus for at least 60 days a year, become a Cyprus tax resident, and benefit from a tax-free program for 17 years.



Benefits
Cyprus Permanent
Residency
with Investment

