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#10842

Brand-New, Never Lived In 1-Bedroom Luxury Apartment in The Heritage – Kings Avenue, Paphos (No VAT)

Kato Paphos, Paphos

€403,500












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Overview

Specifications

Bedrooms	Bathrooms	Covered
1	1	59.3 m²

Type	**Apartment**	Title deed	**Final approval**
Covered veranda	**21.4 m²**	Furnished	**Unfurnished**
Covered parking	**16 m²**	Structure	**Concrete**
Status	**Resale**	Facade	**Graffiato**
Year of construction	**2023**	Communal charge frequency	**Monthly**

Description

Rare opportunity to acquire a brand-new, untouched 1-bedroom luxury apartment in the prestigious Heritage residence—sold as a VAT-exempt resale. Delivered in 2023 and never lived in, this immaculate property combines zero wear-and-tear with significant tax savings compared to developer stock, all just a short stroll from Paphos's sandy beaches and Kings Avenue Mall.

Apartment Highlights

• Brand-New & Untouched: Never occupied since completion, offering pristine European finishes throughout without the 19% VAT charged on new builds.

• Sun-Filled Open-Plan Living: The spacious living and dining area features warm semi-solid oak parquet flooring, soaring 3.15-meter ceilings, and expansive floor-to-ceiling thermal aluminum sliding glass doors that flood the interior with natural light.

• Designer Kitchen: Fitted with sleek white gloss cabinetry, a striking veined marble backsplash, and a generous peninsula island—complete with an integrated oven, electric hob, and built-in dishwasher.

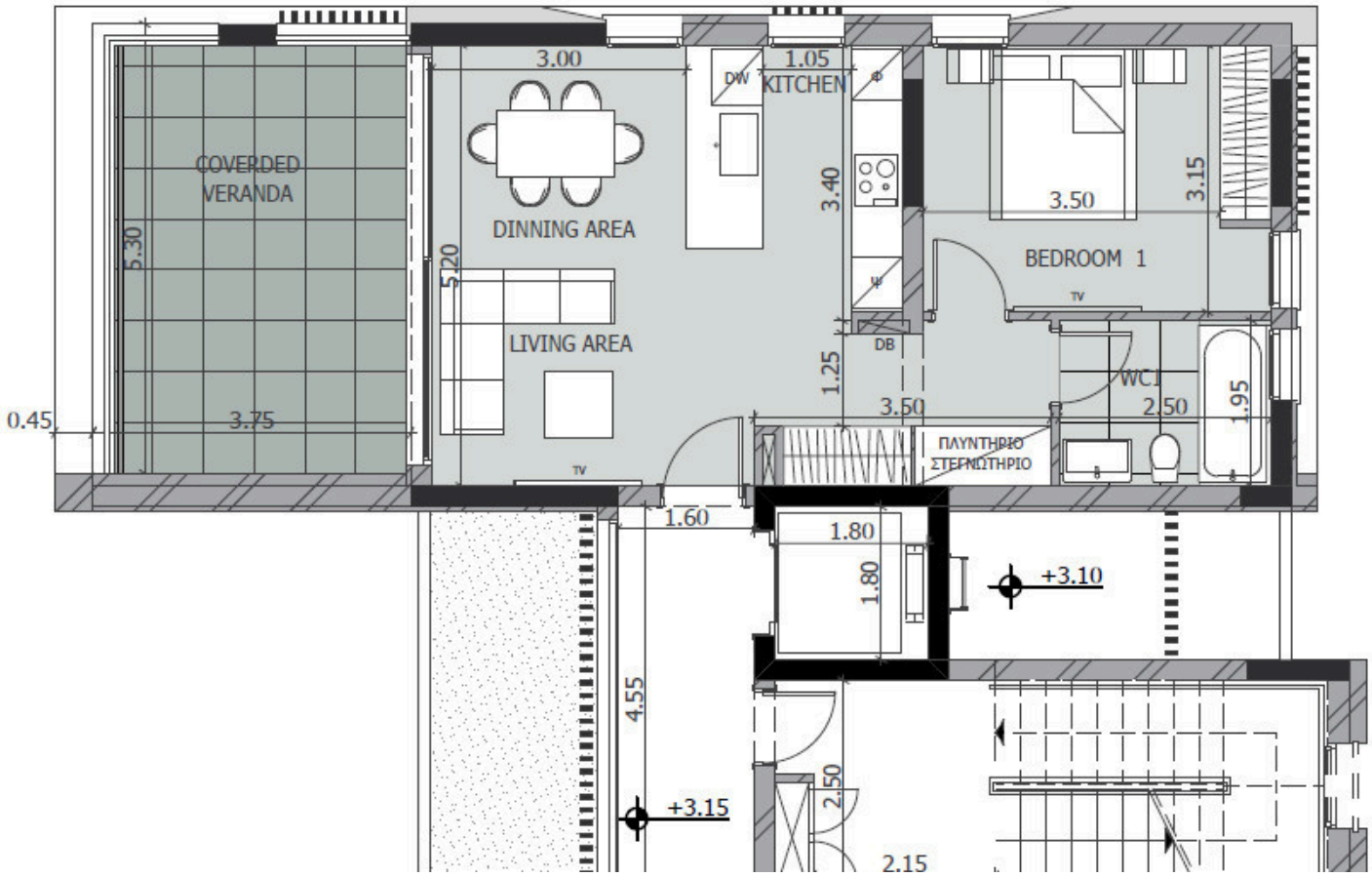
• Expansive Covered Veranda: Step directly from the living room onto a generous 21.4 m² covered veranda enclosed with sleek glass balustrades—ideal for outdoor dining and relaxation.

• Spacious Bedroom & Storage: Features matching semi-solid parquet flooring and full-height, built-in European wardrobes offering ample storage.

• Spa-Style Bathroom: Finished floor-to-ceiling in rich beige and dark marble, featuring a full-size bathtub with contrasting dark marble apron, wall-hung sanitary ware, a floating vanity, and natural light from a frosted window.

• Year-Round Comfort: Equipped with concealed central VRV air conditioning and water underfloor heating throughout, alongside a security entrance door and video intercom system.

Floor plans



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Additional information

Facilities

Aircondition, Central system
Childrens playground
Elevator
Gated complex
Gym
Heating, Underfloor
Indoor pool, Communal
Landscaped garden
Outdoor shower
Parking, Covered
Storage

Features

Bright
City view
Connected to electric mains
Country view
Double glazing
Easy access to main roads
Entrance gate, automated
Garbage disposal
Guest WC
High ceilings
Investment opportunity
Lobby
Marble stairs
Mountain view
Parquet flooring
Pressurized water system
Rental potential
Sea view
Suitable for work
Veranda, front
Veranda, large
Walking distance to beach

Distances

Amenities
200 m

Airport
18 km

Sea
600 m

Public transport
200 m

Contact us

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