

## 4 Bedroom House for Sale in Kissonerga, Paphos District

Villa 37 is a Type I villa set on a private plot of 247 m<sup>2</sup>, offering a 4-bedroom layout. The villa delivers 158 m<sup>2</sup> of covered internal living space, a 51 m<sup>2</sup> basement and a mechanical room of 4 m<sup>2</sup>. Total covered footprint: 213 m<sup>2</sup>.

Royal Bay is a private world-class community of 43 bespoke villas across 9 different types, together with three blocks of luxurious high-architecture apartments built with the finest selection of materials. Perched on a serene seaside elevation above sea level, the resort offers heavenly gardens, a clubhouse with 24-hour reception, eclectic restaurants, a private gym and fitness facilities, first-class security and an extensive range of quality amenit...

### Property Info

Covered Area	<b>213</b>
Covered Veranda	<b>51</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>247</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>240877</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Kissonerga Region: **Paphos**

**Price: €1 250 000 + VAT**

VAT for this property is **€114,261** or **€237,500**. 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>€5 869.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 250 000 on May 30, 2026



