

4 Bedroom House for Sale in Kissonerga, Paphos District

Villa 45 is a Type I-B villa set on a private plot of 245 m², offering a 4-bedroom layout. The villa delivers 158 m² of covered internal living space, a 51 m² basement and a mechanical room of 4 m². Total covered footprint: 213 m².

Villa 46 is a Type I-B villa set on a private plot of 248 m², offering a 4-bedroom layout. The villa delivers 158 m² of covered internal living space, a 51 m² basement and a mechanical room of 4 m². Total covered footprint: 213 m².

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. Pe...

Property Info

Covered Area	209
Covered Veranda	51
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	248
Pool	Yes

Additional info

Reference Number	240879
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	3
View	Sea view

Amenities

Location

Location: Kissonerga Region: **Paphos**

Price: €1 350 000 + VAT

VAT for this property is **€120,854** or **€256,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 459.00/m²		

Representative: MySpace

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Price change history

€1 350 000 on May 30, 2026



