

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

Exclusive 4 bedroom 5 bathroom villa with swimming pool 6×12. Plot size 2960 m2 Internal covered areas 320 m2 Uncovered areas 290m2 50m2 covered patios and balconies 50 m2 covered car port 25 m2 covered kiosk by s.pol 55 m2 roof garden 8 m2 machinery room full central heating and air condition gazebo BBQ and kitchenette area provision for alarm system pressurized system double glazed windows electric gates 1500 meters from the sea 100 meters from Akamas National Park and 30 minute drive from Paphos airport Panoramic sea and St. George Island views

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>320</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |             |
|-----------|-------------|
| Plot area | <b>2960</b> |
|-----------|-------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL23641</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

- Balcony

### Location

**Location:** Peyia Region: **Paphos**

## Price: €2 850 000 + VAT

VAT for this property is **€354,469** or **€541,500**. 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>€8 906.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€2 850 000 on Nov 1, 2023



