

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

Ground Floor Internal Covered Area 95m2 Covered patios 36 m2 Machinery room 6 m2 Covered carport 36 m2 Covered gazebo 24 m2 Patios around the villa and s.pool 340 m2 First Floor Internal Covered Area 100 m2 Covered balcony 8 25 m2 Uncovered balconies 19 30 m2 Roof Garden 36 30 m2 Total Covered Areas 245m2 Total Uncovered Areas 438m2 Amenities Private Pool 5x10m BBQ and Kitchenette Area Alarm System Title Deeds Available Air Condition Double Glazing Fly Screen Central Heating BBQ and Kitchenette Area Photovoltaics for electric Marble Stair Cases Double Car Port Granite Worktops Roof Garden Pressurizing System

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>245</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Plot area **2699**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL23640</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

### Location

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

## Price: €2 150 000 + VAT

VAT for this property is **€224,214** or **€408,500**. 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>€8 776.00/m<sup>2</sup></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

€2 150 000 on Nov 1, 2023





