

### 3 Bedroom House for Sale in Paphos District

#### 3 Bedroom Villa – Bedroom Details (Expanded)



The 3-bedroom villa offers a well-balanced combination of spacious private rooms, luxurious finishes, and thoughtful interior design.

#### Primary Suite:

A beautifully designed main suite, often positioned to capture the best sea or garden views

Private en-suite bathroom with high-end sanitary ware, walk-in shower, or bathtub

Large built-in wardrobes or optional walk-in closet

Elegant parquet floors and soft lighting for a warm atmosphere

Direct access to a veranda or terrace in some layouts

#### Second Room:

Ideal for family use or as a dedicated guest suite

Enough space for a double bed, sid...

#### Property Info

Covered Area **166**  
Energy Efficiency **A**

#### Plot / Area Info

Plot area **743**  
Parking **Covered, Yes**

#### Additional info

Reference Number **3103**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2026**

#### Amenities

- Parking

#### Location

Region: **Paphos**  
Coordinates: **34.723663479935 / 32.590889994488**

## Price: €649 000 + VAT

VAT for this property is **€41,208** or **€123,310**. 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>€3 910.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€650 000 on Dec 14, 2023

€649 000 on Mar 2, 2025

