

## 2 Bedroom House for Sale in Paphos District

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

The two bedrooms in this villa are designed as calm, private retreats, each offering comfort, natural light, and refined materials.

#### Primary Room:

Spacious layout ideal for a large bed, lounge chair, or vanity corner

Floor-to-ceiling windows framing views of the garden, pool, or Mediterranean Sea

High-quality parquet flooring creating a warm, elegant feel

Built-in wardrobes designed with premium finishes

Option for an en-suite bathroom with walk-in shower and contemporary fittings

#### Second Room:

Perfect as a guest room, office, or children’s suite

Bright and flexible, allowing various...

| Property Info   |            | Plot / Area Info                                      |                     | Additional info   |                           |
|---|------------|---|---------------------|-------------------|---------------------------|
| Covered Area  | <b>122</b> | Plot area   | <b>579</b>          | Reference Number  | <b>3108</b>               |
| Energy Efficiency   | <b>A</b>   | Parking   | <b>Covered, Yes</b> | Property type     | <b>House</b>              |
|   |            |   |                     | Condition         | <b>Under Construction</b> |
|   |            |   |                     | Construction Year | <b>2026</b>               |
| Amenities   |            | Location  |                     |                   |                           |
| <ul style="list-style-type: none"> <li>• Parking</li> </ul> |            | Region: <b>Paphos</b>                                 |                     |                   |                           |
|   |            | Coordinates: <b>34.723663479935 / 32.590889994488</b> |                     |                   |                           |

## Price: €397 000 + VAT

VAT for this property is **€19,850** or **€75,430**. 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>€3 254.00/m²</b> |                 |             |

## Representative: MySpace

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

## Price change history

€358 000 on Dec 14, 2023  
 €397 000 on Nov 26, 2025

