

## 3 Bedroom House for Sale in Paphos

- 3 bedrooms
- 3 W/C
- Internal Area 175m<sup>2</sup>
- Plot Area 455m<sup>2</sup>
- Covered Veranda 30m<sup>2</sup>
- Uncovered Veranda 12m<sup>2</sup>
- Garden with BBQ Area
- Heated Swimming Pool
- Photovoltaic System



The interior of the villa is stylish and contemporary and offers light and airy open plan living areas. Attention to detail is evident everywhere with the highest quality Italian-style kitchen units, lavish marble bathrooms and marble or parquet flooring throughout. The impressive entrance opens into the spacious open plan living/dining area which features sets of French doors opening out onto the pool terrace.

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>175</b>                     |
| Furnishing       | <b>Furnished</b>               |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>455</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>3969</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Guest WC

### Location

**Location:** Paphos  
**Coordinates:** **34.6849836 / 32.6136146**

**Region:** **Paphos**

## Price: €1 300 000 + VAT

VAT for this property is **€91,000** or **€247,000**. 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>~€48 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 429.00/m²</b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€1 300 000 on Feb 23, 2024





