


### 3 Bedroom House for Sale in Mandria Pafou, Paphos District

This is a Mediterranean designed 3-bedroom villa for sale surrounded by beautiful landscapes in the village of Mandria in the district of Paphos. The villa enjoys a private swimming pool with spacious outdoor areas and covered verandas in a tranquil setting, perfect for raising a family and spending relaxing summer vacations. The villa is within walking distance to known sandy beaches and other amenities such as bars and local taverns. 

#### Property Info

Covered Area	<b>173</b>
Covered Veranda	<b>49</b>
Uncovered Veranda	<b>49</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>329</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>H-119712</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

#### Amenities

- BBQ zone

#### Location

**Location:** Mandria Pafou      Region: **Paphos**  
 Coordinates: **34.715937 / 32.532365**

## Price: €405 000 + VAT

VAT for this property is **€27,788** or **€76,950**. 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>€2 341.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€340 000 on Jul 13, 2023  
 €360 000 on Feb 24, 2024  
 €400 000 on Sep 26, 2024  
 €405 000 on Nov 6, 2025

