

## 3 Bedroom House for Sale in Lysos, Paphos District

Three-Bedroom House for Sale in Lysos, Paphos - Residential Complex with Swimming Pool X

Discover this charming three-bedroom house in a quiet residential complex of 11 homes in Lysos, Paphos. With a total area of 113sqm, the property features an open-plan living, dining, and kitchen area, a guest toilet, two bedrooms, and a family bathroom.

The semi-basement offers an additional bedroom with a shower room, adding 33sqm of versatile space. The home is equipped with double-glazed windows, ceramic flooring, and provisions for split-unit air conditioning and central heating.

Enjoy outdoor living with a private swimming pool and serene surroundings, with neighboring resid...

| Property Info    |                       | Plot / Area Info |                       | Additional info  |                  |
|------------------|-----------------------|------------------|-----------------------|------------------|------------------|
| Covered Area     | <b>113</b>            | Plot area        | <b>406</b>            | Reference Number | <b>H-123543</b>  |
| Furnishing       | <b>Unfurnished</b>    | Pool             | <b>Yes</b>            | Property type    | <b>House</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Uncovered, Yes</b> | Condition        | <b>Pre-Owned</b> |
|                  |                       |                  |                       | Bathrooms        | <b>2</b>         |

| Amilities  | Location               | Region                |
|------------|------------------------|-----------------------|
| • BBQ zone | <b>Location:</b> Lysos | <b>Region:</b> Paphos |

Coordinates: **34.996017 / 32.513397**

## Price: €183 000 + VAT

VAT for this property is **€9,150** or **€34,770**. 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>~€3 920.00</b>              |                 |             |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 619.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€183 000 on Jul 15, 2023

