

## 3 Bedroom House for Sale in Neo Chorio Pafou, Paphos District

A superb 3-bedroom villa for sale in the picturesque village of Neo Chorio.



Set on a vast 14,382 sqm plot of land, this elegant home offers breathtaking panoramic sea views and is surrounded by serene natural beauty.

The villa features a spacious 220 sqm covered area with an open-plan layout, a modern kitchen, dining and living areas with a fireplace, three stylish bathrooms, and a master bedroom with a walk-in closet. Outdoor amenities include a private swimming pool, sauna, BBQ area, patio, kiosk, and covered parking spaces. Perfect for those seeking luxury, comfort, and tranquility close to local amenities and the stunning coastline.

Nearby places of interest or a...

| Property Info   |                    | Plot / Area Info |                     | Additional info  |                  |
|-----------------|--------------------|------------------|---------------------|------------------|------------------|
| Covered Area    | <b>220</b>         | Plot area        | <b>14382</b>        | Reference Number | <b>H-124239</b>  |
| Covered Veranda | <b>111</b>         | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
| Furnishing      | <b>Unfurnished</b> | Parking          | <b>Covered, Yes</b> | Condition        | <b>Pre-Owned</b> |
|                 |                    |                  |                     | Bathrooms        | <b>3</b>         |

| Amilities  | Location                                                                              | Region        |
|------------|---------------------------------------------------------------------------------------|---------------|
| • BBQ zone | <b>Location:</b> Neo Chorio Pafou<br><b>Coordinates:</b> <b>35.019792 / 32.354717</b> | <b>Paphos</b> |

## Price: €1 050 000 + VAT

VAT for this property is **€99,273** or **€199,500**. 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<br>Price per SQM | <b>~€38 600.00</b><br><b>€4 773.00/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

€1 350 000 on Jul 15, 2023

€1 250 000 on Jun 28, 2024

€1 050 000 on Nov 6, 2025













