


## 6+ Bedroom House for Sale in Kathikas, Paphos District

Discover the ultimate in Luxury living with a nestled in the peaceful hills of Peyia – Kathikas, offering breathtaking views of Paphos. This prestigious villa features six spacious bedrooms, including five with private bathrooms and an extra guest WC, set on an expansive 3765m2 land. 

With a generous 350m2 covered area, the villa offers elegance and comfort throughout. From the inviting poolside area to the charming terrace, every corner of this property is designed for luxurious living.

Conveniently located near Kathikas village, residents can enjoy the relaxed pace of traditional Cypriot life while still having easy access to amenities in Peyia village.

Make yo...

### Property Info

Covered Area	<b>350</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>3765</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>24440</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Kathikas      Region: **Paphos**  
**Coordinates:** **34.9127034 / 32.4255259**

## Price: €1 800 000 + VAT

VAT for this property is **€234,000** or **€342,000**. 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>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 143.00/m²</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

€1 850 000 on Mar 16, 2024  
 €1 400 000 on Jul 31, 2024  
 €1 800 000 on Nov 6, 2025

















