

## 4 Bedroom House for Sale in Tsada, Paphos District

A striking glass bridge leads you to your front door at Amalthia, a beautifully bright villa with full-height, dual-aspect windows throughout. The spacious ground floor master suite features a stylish walk-through wardrobe, and an al fresco dining courtyard opens onto the poolside terrace. This property is part of the luxury lifestyle residential resort Minthis, which offers numerous benefits, services, and world-class facilities. These include an 18-hole championship golf course with a contemporary Clubhouse, a destination wellness Spa, sports ground, hotel-style accommodation, and a lively social square featuring a bar, restaurant, cafe, and boutique stores. Residents can also enjoy the... X

| Property Info |            | Plot / Area Info |             | Additional info  |                    |
|---------------|------------|------------------|-------------|------------------|--------------------|
| Covered Area  | <b>211</b> | Plot area        | <b>1272</b> | Reference Number | <b>pa-126-6866</b> |
|               |            | Pool             | <b>Yes</b>  | Property type    | <b>House</b>       |
|               |            |                  |             | Condition        | <b>Pre-Owned</b>   |
|               |            |                  |             | Bathrooms        | <b>3</b>           |

| Amenities | Location  |                       |
|-----------|---|-----------------------|
|           | <b>Location:</b> Tsada                                | Region: <b>Paphos</b> |
|           | Coordinates: <b>34.823325542798 / 32.498127585064</b> |                       |

## Price: €2 120 000 + VAT

VAT for this property is **€191,805** or **€402,800**. 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>~€81 400.00</b><br><b>€10 047.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Pafilia

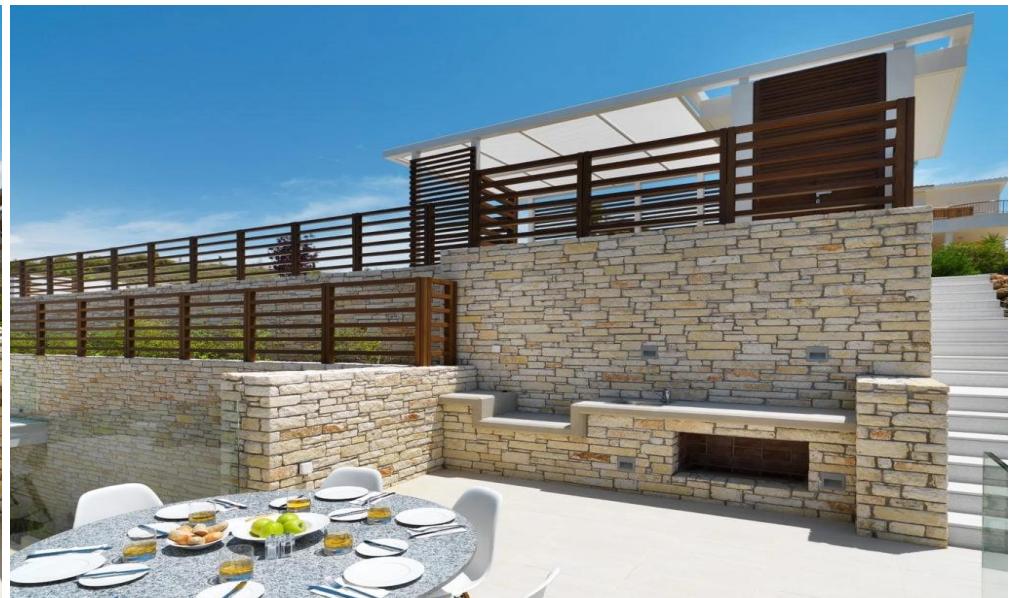
|  |            |            |                              |
|--|------------|------------|------------------------------|
| Registration number                      | <b>N/A</b> | Email      | <b>enquiries@pafilia.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>N/A</b>                   |
| Phone: <b>+35726848800, +35725590880</b> |            |            |                              |

## Price change history

€2 210 000 on Mar 29, 2024

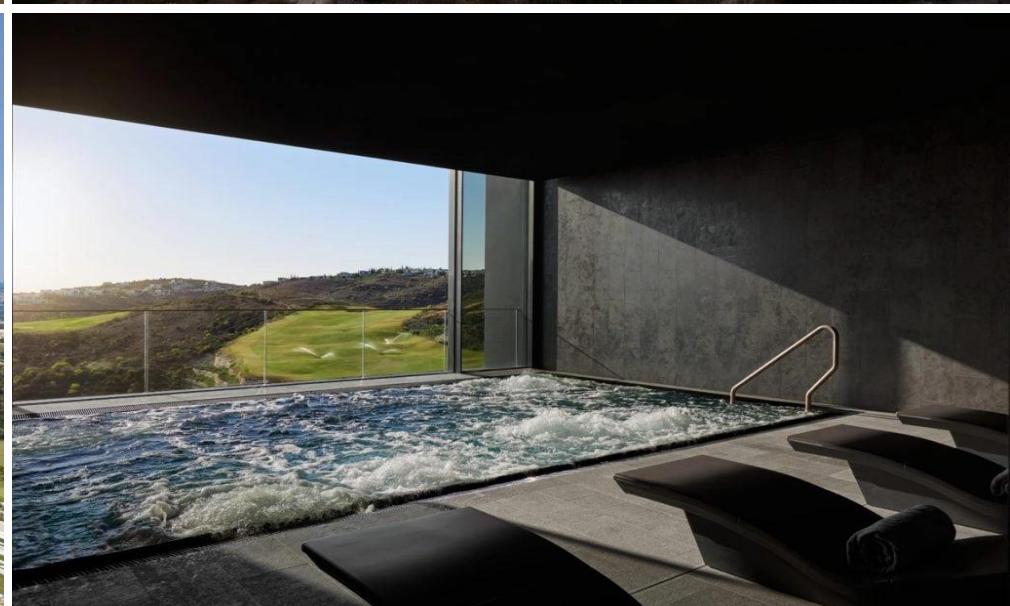
€2 091 000 on Sep 15, 2024

€2 120 000 on Dec 13, 2024















AMALTHIA

