

## 6+ Bedroom House for Sale in Paphos - Emba

This beautiful villa in the area of petridia consist of five bedrooms and an office on the third floor .  
 it was build in 2010 with high quality material as klimalite bricks and plaster imported from germany .  
 The ground floor area with high ceilings up to four meters high and vrv air conditioning open plan with a thermodynamic fire place .  
 Having parking covered for two cars and parking outside the house .  
 The pool is overflow and have barbecue area with wooden oven and pergola .  
 The house have also basement 45 m2 which can be a gym or a maid apt separate .  
 The location is near to all amenities and international school of paphos and the local gymnasium....

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>300</b>       |
| Furnishing       | <b>Furnished</b> |
| Heating          | <b>Yes</b>       |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>630</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>40011</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>3</b>         |

### Amenities

- Garden

### Location

**Location:** Paphos - Emba Region: **Paphos**

**Price: €625 000 + VAT**

VAT for this property is **€75,000** or **€118,750**. 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>~€21 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 083.00/m<sup>2</sup></b> |                 |             |

**Representative: 1st Class Homes**

Registration number

**690**

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€625 000 on May 23, 2024







