

## 3 Bedroom House for Sale in Agia Marinouda, Paphos District

We are delighted to be offering you this stunning villa located in Agia Marinouda, Geroskipou area, only 3 minutes drive to Paphos. Entering the house, on the right you will find a bedroom and on the left a shower room which is also used as a guest toilet. Down the hall you will enter an open plan good size living room with a fire place , dining area and a kitchen. Panoramic patio doors will lead to the lovely terrace outside with a sitting area and Al-Fresco dining area, nice big pool 7,5 x 4,5 m. Also, on the side of the house there is a utility and storage room with water pumps and pool filters. On top of it there is plenty of space to build an extra small room ...

### Property Info

Covered Area **151**  
 Furnishing **Furnished**  
 Air Conditioning **Yes**

### Plot / Area Info

Plot area **250**  
 Pool **Private, Yes**

### Additional info

Reference Number **23163**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2015**  
 Bathrooms **3**

### Amenities

- Storage room

### Location

**Location:** Agia Marinouda Region: **Paphos**

## Price: €347 000 + VAT

VAT for this property is **€17,672** or **€65,930**. 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>~€10 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 298.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€310 000 on May 23, 2024

€355 000 on Jan 15, 2025

€347 000 on May 1, 2025













