

## 4 Bedroom House for Sale in Coral Bay, Paphos District

For Sale – Luxury 4-Bedroom Villa by the Sea.

Just 2 minutes' walk from the beach, this stunning villa is located in a private, gated, elite complex of only 37 bespoke villas, offering exclusivity, security, and direct access to the sea.

Key Features:

4 Spacious Bedrooms – all ensuite

4 Bathrooms + Guest Areas

Internal Covered Area: 168.63m<sup>2</sup>

Covered Veranda: 31.04m<sup>2</sup>

Uncovered Veranda: 45.72m<sup>2</sup>

Roof Loft: 55.37m<sup>2</sup> with provisions for Jacuzzi & beautiful sea views

Plot Size: 450m<sup>2</sup>

Price: €964,000 + VAT (includes furniture)

On the ground floor, the villa offers a bright open-plan living, dining, and kitchen ar...

Property Info		Plot / Area Info		Additional info	
				Reference Number	<b>37340</b>
				Property type	<b>House</b>
Covered Area	<b>232</b>	Plot area	<b>450</b>	Condition	<b>Brand New</b>
				Construction Year	<b>2022</b>
				Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

**Location:** Coral Bay Region: **Paphos**

## Price: €964 000 + VAT

VAT for this property is **€95,901** or **€183,160**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 155.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€944 000 on May 23, 2024

€964 000 on Sep 26, 2025











