

## 4 Bedroom House for Sale in Paphos District

Luxury lifestyle villa, located in the most western part of Cyprus, enjoying unobstructed sea views and sunsets.

The villa offers contemporary architecture with state of the art high quality finishes.

The villa features a bespoke design with 3 large spacious bedrooms, all with en suite bathrooms and walk in closets within the main villa and an additional seperate guest room with seperate entrance adjoins the property.

The properties features many technical Upgrades:

Underfloor heating – Rehau (German)

Copper water pipes (not plastic)

High Quality – Custom Solid wood kitchen/bathrooms/bedrooms (NOT MDF)

Austrian Baunit Thermal Insulat...

### Property Info

Covered Area	<b>320</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>565</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>41247</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2023</b>
Bathrooms	<b>4</b>

### Amenities

- Air Conditioning

### Location

Region: **Paphos**

## Price: €2 400 000 + VAT

VAT for this property is **€298,500** or **€456,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 500.00/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>
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## Price change history

€2 400 000 on May 24, 2024











