

## 3 Bedroom House for Sale in Paphos District

Located in Pafos, a uniquely beautiful town on the island of Cyprus, adjacent to the warm waters of the Mediterranean, this exclusive, high-end residential development, consisting of fifteen luxury villas, enjoys panoramic views of the sea and direct beach access. Just a minutes away from the shops and restaurants of the Kings Avenue Mall, while the picturesque harbour and promenade offers the perfect starting point for a cruise. From cocktails on your terrace, to lazy days by your private infinity pool, Pafos is your gate way to island life.

### Key Features

Double glazing energy efficient windows and patio floor-to-ceiling sliding doors of latest technology aluminium ...

#### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>151</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>233</b>          |
| Pool      | <b>Private, Yes</b> |

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>23372</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>3</b>                  |

#### Amenities

- Storage room

#### Location

Region: **Paphos**

## Price: €745 000 + VAT

VAT for this property is **€37,941** or **€141,550**. 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>€4 934.00/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

€900 000 on May 26, 2024  
 €745 000 on Jan 23, 2025







