

## 3 Bedroom House for Sale in Paphos District

A brand new three bedroom luxurious villa located in a prime location only 150m from the nearest beach. The Paphos lighthouse and the world-famous Tombs of the Kings are within walking distance. Also nearby are the King's Avenue Mall, the Medieval Castle, and the two UNESCO World Heritage sites. Enjoy all the modern comforts and privacy of your own home in an elegant residential development.

This outstanding villa offers high-end specifications, smart technologies and total living comfort in Mediterranean style are a given.

### Features

Individually designed fitted wardrobes

Open plan living – dining area

Modern kitchen

Corian worktops

Two...

### Property Info

Covered Area	<b>210</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>446</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>49632</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Air Conditioning

### Location

Region: **Paphos**

## Price: €1 240 000 + VAT

VAT for this property is **€111,600** or **€235,600**. 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>€5 905.00/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

€1 050 000 on May 26, 2024  
 €1 150 000 on Apr 12, 2025  
 €1 240 000 on Sep 13, 2025

