

## 3 Bedroom House for Sale in Paphos District

This stunning 3-bedroom villa masterfully combines modern architecture with traditional Cypriot style, offering a serene and luxurious retreat. With a design that seamlessly blends indoor and outdoor living, the villa provides a perfect balance of privacy and open-plan elegance, set amidst a beautifully landscaped Mediterranean garden. Details: 3 bedrooms, including a private master suite on the upper floor with two private verandas 2 well-appointed bathrooms Total covered area of 168 square meters Seamless open-plan living layout Modern architecture with traditional Cypriot style and character Outdoor Mediterranean garden Optional private swimming pool An extraordinary development of 28 ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>141</b>	Plot area	<b>469</b>	Reference Number	<b>pa-123-2765</b>
		Pool	<b>Yes</b>	Property type	<b>House</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>

### Amenities

### Location

Region: **Paphos**

Coordinates: **35.0885 / 32.4948**

## Price: €645 000 + VAT

VAT for this property is **€32,250** or **€122,550**. 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>~€22 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 574.00/m²</b>		

## Representative: Pafilia

Registration number	<b>N/A</b>	Email	<b>enquiries@pafilia.com</b>
License number	<b>N/A</b>	Legal name	<b>N/A</b>
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## Price change history

€719 400 on Jun 12, 2024  
 €645 000 on Mar 22, 2025





