

## 2 Bedroom House for Sale in Paphos District

This stunning 2-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: 2 bedrooms 2 well-appointed bathrooms Total covered area of 130 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 villas designed to harmonise and enhance the lifestyle of their enviable beaches...

### Property Info

Covered Area

**110**

### Plot / Area Info

Plot area

**509**

Pool

**Yes**

### Additional info

Reference Number

**pa-123-2769**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

### Location

Region: **Paphos**

Coordinates: **35.0885 / 32.4948**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 091.00/m<sup>2</sup></b>		

## Representative: Pafilia

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

€615 120 on Jun 12, 2024  
 €560 000 on Mar 24, 2025







