

## 4 Bedroom House for Sale in Marathounta, Paphos District

For sale: A stunning villa in Marathounta, offering luxurious living in a serene setting. This 162.25 sq.m. property is situated on a 369 sq.m. plot, with 36.50 sq.m. of covered verandas perfect for outdoor relaxation. The villa features four spacious bedrooms, three modern bathrooms, a well-appointed kitchen, and a comfortable living room. Additional amenities include underfloor heating and air conditioning, ensuring year-round comfort. The villa also boasts a closed parking space for one vehicle. With an A-rated energy certificate, this under-construction property is designed for efficiency and sustainability. Conveniently located near the sea, seaside, major mall, and city center, it p...



### Property Info

Covered Area	<b>162.25</b>
Covered Veranda	<b>36.5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>369</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>1043094</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Marathounta                      Region: **Paphos**  
**Coordinates:** **34.7960848 / 32.4908277**

## Price: €480 000 + VAT

VAT for this property is **€28,978** or **€91,200**. 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>
Title deed	<b>No Title</b>	Price per SQM	<b>€2 963.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€480 000 on Jun 21, 2024



