

## 4 Bedroom House for Sale in Paphos District

Luxury development of 4 stunning Villas in Sea Caves Paphos.

Located just few minutes from the scenic Shipwreck, Oniro By the Sea Restaurant and Akamas Nature Reserve.

Key Features

Indoor-outdoor living

Swimming pool

Solar panels

Italian floors

Outdoor kitchen and BBQ area

Water underfloor heating with heat pump

VRV in all rooms

Electric car charging station

External shutters in bedrooms for shading

Full thermal insulation

Energy-efficient slimline aluminium windows

Security system

Plant room

Energy efficiency class: A

AVAILABILITY

House

Internal area ground floor 127 sq....

### Property Info

Covered Area	<b>235</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>610</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>52495</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

- Air Conditioning

**Location**

Region: **Paphos**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 350 000 + VAT

VAT for this property is **€135,862** or **€256,500**. 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>€5 745.00/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>
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## Price change history

€1 170 000 on Jun 26, 2024  
 €1 270 000 on Nov 16, 2024  
 €1 350 000 on Apr 12, 2025

