

## 5 Bedroom House for Sale in Argaka, Paphos District

Elegant and Luxurious Villa with Five Bedrooms for Sale in Argaka area, Pafos. Located in a beautiful and peaceful area of Argaka, Pafos and is within walking distance to the sea shore. There is easy access to a pedestrian zone with restaurants and taverns – 250 m. Amenities such as industrial or grocery essential goods, gas station etc. are within close proximity. X

Villa for Sale in Argaka area, Pafos. This amazing and elegant Villa is fully furnished and consists of five bedrooms, two kitchens, 6 bathrooms, bidet, showers, sauna, A/C, heated floors, electrical appliances and fireplace. There is also an observation deck on the 3rd floor and it's located on a territory of 2.500 ...

| Property Info    |                                | Plot / Area Info |                     | Additional info  |                  |
|------------------|--------------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>435</b>                     | Plot area        | <b>2500</b>         | Reference Number | <b>27035</b>     |
| Furnishing       | <b>Furnished</b>               | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
| Heating          | <b>Underfloor Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Condition        | <b>Pre-Owned</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |                  |                     | Bathrooms        | <b>2</b>         |
|                  |                                |                  |                     | View             | <b>Sea view</b>  |

| Amilities  | Location   | Region        |
|------------|--|---------------|
| • BBQ zone | <b>Location:</b> Argaka<br>Coordinates: <b>35.075886105496 / 32.494752350307</b> | <b>Paphos</b> |

## Price: €3 500 000 + VAT

VAT for this property is **€496,034** or **€665,000**. 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<br>Price per SQM | <b>~€136 600.00</b><br><b>€8 046.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€3 500 000 on Aug 9, 2024















