

## 3 Bedroom House for Sale in Neo Chorio Pafou, Paphos District

The property is a seafront luxury villa no.4 in Latchi. It is part of a seafront project known as 'Venus Beach Villas'. It has a covered area of 207sqm and built on a plot of 895sqm. It consists of 3 bedrooms and 5 bathrooms. The villa has a large basement with two extra rooms that can be used as entertainment room, office, or gym.



It enjoys spacious, light-filled living and entertainment areas, generously sized balconies, magnificent roof garden, infinity pool and a large garden.

The villa offers unobstructed sea views. It is located only 3mins away from Latchi Harbour, fish taverns, restaurants, bars and all amenities. It provides easy access to Baths of Aphrod...

### Property Info

Covered Area

**207**

### Plot / Area Info

Plot area  
Parking

**895**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**22246**  
**House**  
**Pre-Owned**

### Amenities

### Location

**Location:** Neo Chorio Pafou      Region: **Paphos**  
**Coordinates:** **35.040825 / 32.383044**

## Price: €1 150 000 + VAT

VAT for this property is **€101,833** or **€218,500**. 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>~€42 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 556.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 200 000 on Aug 29, 2024

€1 150 000 on Sep 26, 2024

















