

## 4 Bedroom House for Sale in Paphos - Agios Theodoros

This Villa is an exquisite example of luxury and convenience in the heart of Paphos. Using top-quality materials such as stone, fair-face concrete, and wood in its construction ensures durability and aesthetic appeal. 

The villa is split into 3 levels, with 4 bedrooms, 4 bathrooms and a private elevator for added convenience.

The highlight of the villa is the rooftop garden with a swimming pool and BBQ area, offering a perfect space to entertain guests or relax and take in the breathtaking views.

The location is unbeatable, just 200 meters from the Town Hall, schools, government offices, and the Paphos central square.

The spacious and well-designed interior ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>257</b>
Covered Veranda	<b>51</b>
Uncovered Veranda	<b>49</b>

Plot area	<b>255</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

Reference Number	<b>232675</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2023</b>
Bathrooms	<b>4</b>

### Amenities

### Location

- Parking

**Location:** Paphos - Agios Theodoros  
**Coordinates:** **34.771846861704 / 32.426499670928**

Region: **Paphos**

## Price: €1 350 000 + VAT

VAT for this property is **€146,189** 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>€5 253.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€1 650 000 on Sep 6, 2024  
 €1 350 000 on Sep 12, 2025





