

## 3 Bedroom House for Sale in Kato Paphos

3-Bedroom Villa – Kato Paphos 

This luxurious 3-bedroom villa is located in the vibrant tourist enclave of Kato Paphos, just steps away from the coastline. Designed with contemporary elegance, it blends sleek architecture with the natural beauty of the Mediterranean, offering a lifestyle defined by comfort and serenity.

The villa features spacious interiors filled with natural light, open-plan living areas, and large windows framing views of the turquoise waters. Outdoors, residents can enjoy private terraces, landscaped gardens, and direct access to a communal swimming pool—perfect for relaxation and entertaining.

Key Features:

- 3 bedrooms
- Conte...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>171</b> |
| Covered Veranda   | <b>35</b>  |
| Uncovered Veranda | <b>6</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>436</b>            |
| Pool      | <b>Common, Yes</b>    |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>232734</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Parking

### Location

**Location:** Kato Paphos  
**Coordinates:** **34.745854638246 / 32.432318220102**

Region: **Paphos**

## Price: €1 200 000 + VAT

VAT for this property is **€80,632** or **€228,000**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 018.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€1 200 000 on Sep 7, 2024



