

## 4 Bedroom House for Sale in Paphos District

4-Bedroom Modern Villa in the Heart of Paphos' Tourist Area

This contemporary 4-bedroom villa is designed to offer luxury coastal living in one of the most desirable locations in Paphos. Set on a large private plot, the residence features a private swimming pool, generous outdoor areas, and modern architectural lines that emphasize comfort, style, and Mediterranean openness.

Positioned directly in front of one of Paphos' most famous sandy beaches, the villa provides an exceptional beachfront lifestyle with uninterrupted proximity to the sea. Its prime location ensures immediate access to a wide selection of restaurants, cafés, pubs, bars, and 5-star beach resorts, as well...



### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>236</b> |
| Covered Veranda   | <b>54</b>  |
| Uncovered Veranda | <b>153</b> |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>434</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>231842</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>5+</b>                 |

### Amenities

- Parking

### Location

Region: **Paphos**  
 Coordinates: **34.73485935665 / 32.454678306746**

## Price: €980 000 + VAT

VAT for this property is **€98,997** or **€186,200**. 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>€4 153.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€980 000 on Sep 10, 2024



## TYPE F

FOUR BEDROOM | VILLA 31, 32,33,34,35,39 AND 40

| VILLA | BED | PLOT / GARDEN         | CARPORT             | COVERED AREAS         | COVERED VERANDAS     | COV. ROOF GARDEN    | EXTERNAL KIOSK - W.C | TOTAL COVERED AREA    | UNCOVERED VERANDAS   | UNCOV. ROOF GARDEN   |
|-------|-----|-----------------------|---------------------|-----------------------|----------------------|---------------------|----------------------|-----------------------|----------------------|----------------------|
| 31    | 4   | 517.86 m <sup>2</sup> | 20.2 m <sup>2</sup> | 247.72 m <sup>2</sup> | 21.98 m <sup>2</sup> | 31.8 m <sup>2</sup> | 7.48 m <sup>2</sup>  | 329.18 m <sup>2</sup> | 70.04 m <sup>2</sup> | 73.82 m <sup>2</sup> |
| 32    | 4   | 487.86 m <sup>2</sup> | 20.2 m <sup>2</sup> | 247.72 m <sup>2</sup> | 21.98 m <sup>2</sup> | 31.8 m <sup>2</sup> | 7.48 m <sup>2</sup>  | 329.18 m <sup>2</sup> | 70.04 m <sup>2</sup> | 73.82 m <sup>2</sup> |
| 33    | 4   | 490.34 m <sup>2</sup> | 20.2 m <sup>2</sup> | 247.72 m <sup>2</sup> | 21.98 m <sup>2</sup> | 31.8 m <sup>2</sup> | 7.48 m <sup>2</sup>  | 329.18 m <sup>2</sup> | 70.04 m <sup>2</sup> | 73.82 m <sup>2</sup> |
| 34    | 4   | 485.00 m <sup>2</sup> | 20.2 m <sup>2</sup> | 247.72 m <sup>2</sup> | 21.98 m <sup>2</sup> | 31.8 m <sup>2</sup> | 7.48 m <sup>2</sup>  | 329.18 m <sup>2</sup> | 70.04 m <sup>2</sup> | 73.82 m <sup>2</sup> |
| 35    | 4   | 481.00 m <sup>2</sup> | 20.2 m <sup>2</sup> | 247.72 m <sup>2</sup> | 21.98 m <sup>2</sup> | 31.8 m <sup>2</sup> | 7.48 m <sup>2</sup>  | 329.18 m <sup>2</sup> | 70.04 m <sup>2</sup> | 73.82 m <sup>2</sup> |
| 39    | 4   | 494.46 m <sup>2</sup> | 20.2 m <sup>2</sup> | 247.72 m <sup>2</sup> | 21.98 m <sup>2</sup> | 31.8 m <sup>2</sup> | 7.48 m <sup>2</sup>  | 329.18 m <sup>2</sup> | 70.04 m <sup>2</sup> | 73.82 m <sup>2</sup> |
| 40    | 4   | 550.83 m <sup>2</sup> | 20.2 m <sup>2</sup> | 247.72 m <sup>2</sup> | 21.98 m <sup>2</sup> | 31.8 m <sup>2</sup> | 7.48 m <sup>2</sup>  | 329.18 m <sup>2</sup> | 70.04 m <sup>2</sup> | 73.82 m <sup>2</sup> |