

### 3 Bedroom House for Sale in Mesogi, Paphos District

3-Bedroom Villa – Modern Family Comfort



Each villa offers a thoughtfully designed three-bedroom layout:

Master Suite: A spacious bedroom with en-suite bathroom, walk-in wardrobes, and access to outdoor views, offering privacy and comfort.

Two Additional Bedrooms: Bright, airy, and versatile—perfect for children, guests, or a home office.

Three Bathrooms: Designed with contemporary European fittings for style and practicality.

Living Spaces: Open-plan kitchen, dining, and living area with direct access to the veranda, creating a seamless flow between indoor and outdoor living.

Location Benefits

500m from the International School of Pafos

...

#### Property Info

Covered Area **180**  
Energy Efficiency **A**

#### Plot / Area Info

Plot area **370**  
Parking **Covered, Yes**

#### Additional info

Reference Number **232930**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Mesogi  
Coordinates: **34.806222880295 / 32.44810193273**

Region: **Paphos**

## Price: €490 000 + VAT

VAT for this property is **€35,933** or **€93,100**. 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>€2 722.00/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

€450 000 on Sep 20, 2024  
 €460 000 on Aug 20, 2025  
 €490 000 on Nov 25, 2025

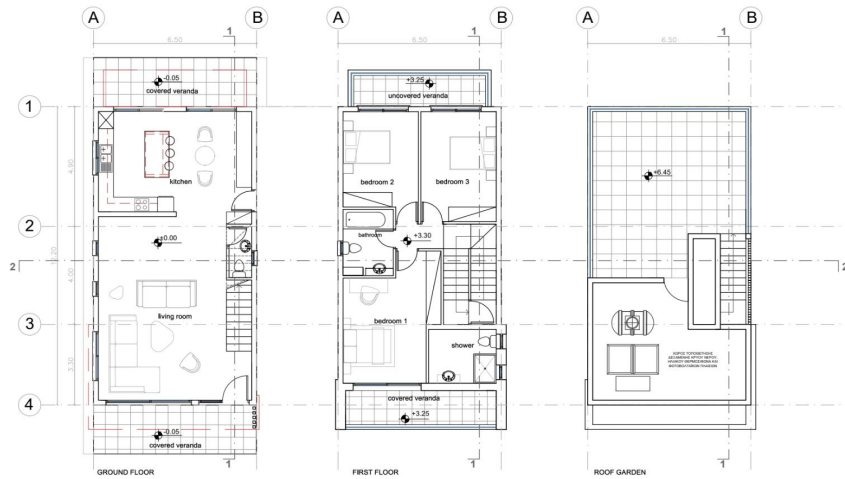








House Type 1



House Type 2

