3 Bedroom House for Sale in Kato Paphos

Luxury Coastal Living – 3-Bedroom Villas Just 200m from the Sea in Kato Paphos
Introducing a prestigious collection of 23 luxury villas, located only 200 meters from the golden shores of Kato Paphos. These contemporary residences redefine modern coastal living, blending elegant design, premium comfort, and unrivalled convenience in one of Cyprus' most sought-after destinations.
Design & Architecture
Each villa is designed with clean architectural lines, spacious layouts, and large openings that seamlessly connect indoor and outdoor living. High ceilings, bright interiors, and premium finishes create an atmosphere of understated luxury, while rooftop gardens offer...

Property Info

Covered Area	**175**
Covered Veranda	**25**
Uncovered Veranda	**35**
Energy Efficiency	**A**

Plot / Area Info

Plot area	**300**
Pool	**Yes**
Parking	**Covered, Yes**

Additional info

Reference Number	**232933**
Property type	**House**
Condition	**Under Construction**
Construction Year	**2027**
Bathrooms	**2**
View	**Mountains view**

Amenities

- Parking

Location

Location: Kato Paphos
Region: **Paphos**
Coordinates: **34.743427244669 / 32.434457351893**

Price: €750 000 + VAT

VAT for this property is **€52,500** or **€142,500**. 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	**Excluded**	Title transfer fee	**None**	Common expenses	**None**
		Price per SQM	**€4 286.00/m²**		

Representative: MySpace

Registration number	**229/E**	Email	**myspace.cyprus@gmail.com**
License number	**1047**	Legal name	**MYSPACE Real Estate/ A.SP.Thinkrealty ltd**

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Price change history

€630 000 on Sep 20, 2024
€670 000 on Mar 17, 2025
€690 000 on Jul 31, 2025
€750 000 on Nov 25, 2025

SITE PLAN

FLOOR PLAN