

## 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		Plot / Area Info		Additional info	
Covered Area	<b>175</b>	Plot area	<b>300</b>	Reference Number	<b>232933</b>
Covered Veranda	<b>25</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Uncovered Veranda	<b>35</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2027</b>
				Bathrooms	<b>2</b>
				View	<b>Mountains view</b>

### 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€4 286.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€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

