

## 3 Bedroom House for Sale in Polis Chrysochous, Paphos District

Modern Mediterranean Villa with Pool and Roof Garden – Polis, Paphos



This beautifully designed villa offers a seamless blend of modern comfort and coastal charm, ideally located within walking distance of Polis town center and just a short drive from the beach and Latchi Marina. Designed with functionality and relaxation in mind, the property features en-suite bedrooms—including one conveniently located on the ground floor—providing flexible living for families or guests.

The open-plan layout connects effortlessly with the outdoors, where a private swimming pool, landscaped garden, and roof terrace invite you to enjoy the Mediterranean lifestyle. A private off-road par...

### Property Info

Covered Area	<b>148</b>
Covered Veranda	<b>8</b>
Uncovered Veranda	<b>69</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>360</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>5111</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Polis Chrysochous      Region: **Paphos**  
Coordinates: **35.0256206 / 32.415579**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>~€15 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 142.00/m²</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>
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## Price change history

€452 000 on Oct 16, 2024  
 €465 000 on Jan 22, 2026











**VILLAS 2 & 3**  
First Floor

**VILLAS 2 & 3**  
Ground Floor



