

## 4 Bedroom House for Sale in Paphos

Luxury Seafront Villa – Contemporary Coastal Living 

Set in a highly sought-after coastal neighbourhood, just a short walk from the beach, this exceptional villa offers the perfect combination of modern design, premium finishes, and tranquil seaside living.

Spread over three levels, including a spacious basement, a generous ground floor, and a private first floor, the property provides versatile living spaces to suit modern lifestyles. The basement offers flexible options for a home cinema, gym, staff or guest suite, or extra storage.

The ground floor features expansive open-plan living and dining areas with high ceilings and floor-to-ceiling windows that create seam...

### Property Info

Covered Area	<b>375</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>814</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>15577</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Paphos  
**Coordinates:** **34.783389419367 / 32.403045478696**

Region: **Paphos**

## Price: €4 600 000 + VAT

VAT for this property is **€616,400** or **€874,000**. 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>€12 267.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€4 400 000 on Sep 5, 2023  
 €4 600 000 on Feb 25, 2026



