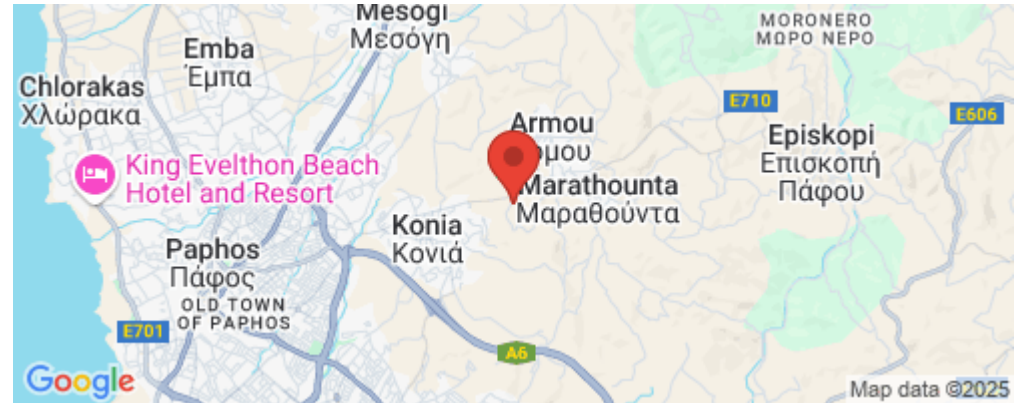


This unique villa is situated in the Armou area within a small development of just six detached villas. This brand-new home offers unobstructed panoramic sea views and all the benefits of a peaceful and secluded setting while still being conveniently close to major amenities. The villa has all the essentials for comfortable, year-round living, including underfloor heating, a VRV system, luxury specifications, a covered garage, a private pool, and built-in furniture and appliances. The ground floor boasts a spacious living room with an open-plan kitchen, providing access to a large veranda and pool area, as well as three bedrooms. The lower level expands your living space with an add...



Property Info		Plot / Area Info		Additional info	
Covered Area	414	Plot area	1500	Reference Number	p35900
				Property type	House
				Bathrooms	4
Amenities	Location				
	Location: Armou		Region: Paphos		
	Coordinates: 34.7898 / 32.4734				

Price: €4 000 000 + VAT

VAT for this property is **€557,101** or **€760,000**. 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	Excluded	Title transfer fee	~€156 600.00	Common expenses	None
		Price per SQM	€9 662.00/m²		

Representative: Cyprus Sotheby's International Realty

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License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€3 850 000 on Nov 27, 2024

€4 000 000 on Jul 3, 2025







