

## 4 Bedroom House for Sale in Paphos District

Exquisite 4-bedroom villa in St. George area of Peyia, with stunning sea views, set on a large plot with mature garden, infinity swimming pool and extensive patios and verandas. This unique smart house is built, furnished and equipped to the highest standards. Located in the largest gated sea front project in Cyprus with a ready 5\* Hotel, consierge services, restaurants, bars, cafes, gym, spa, horse riding, mini golf, etc. It is spread over 2 floors serviced.

The ground floor comprises a lounge / dining room, open plan kitchen with utility room, pantry, guest WC, 2 ensuite bedrooms. On the 1st floor are two very large bedrooms, both en suite, and opening onto an upper ...

### Property Info

Covered Area	<b>263</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>800</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>55411</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

Region: **Paphos**

## Price: €2 500 000 + VAT

VAT for this property is **€275,380** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€9 506.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

- €2 700 000 on Dec 8, 2024
- €2 800 000 on Dec 10, 2024
- €2 500 000 on Jan 31, 2025











