

3 Bedroom House for Sale in Polis Chrysochous, Paphos District

Three-Bedroom Villa – Refined Seaside Living

The three-bedroom villas at Akamas Bay embody the perfect balance between sophistication, comfort, and nature. Just steps from the shoreline, each residence combines contemporary architecture with authentic Mediterranean charm, offering an exclusive retreat framed by the azure sea and lush landscaped gardens.

Spanning two or three levels, these villas feature bright open-plan interiors, with floor-to-ceiling windows that fill each space with light and sea breezes. The living and dining areas flow effortlessly to the outdoor patio and private pool, creating a seamless connection between indoor elegance and outdoor serenity.

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| Property Info     |     | Plot / Area Info                     |              | Additional info   |                    |
|-------------------|-----|--------------------------------------|--------------|-------------------|--------------------|
| Covered Area      | 253 |                                      |              | Reference Number  | 14010              |
| Covered Veranda   | 28  | Plot area                            | 420          | Property type     | House              |
| Uncovered Veranda | 90  | Parking                              | Covered, Yes | Condition         | Under Construction |
| Energy Efficiency | A   |                                      |              | Construction Year | 2024               |
|                   |     |                                      |              | Bathrooms         | 3                  |
| Amenities         |     | Location                             |              |                   |                    |
| • Parking         |     | Location: Polis Chrysochous          |              | Region: Paphos    |                    |
|                   |     | Coordinates: 35.0405881 / 32.3943387 |              |                   |                    |

## Price: €1 360 000 + VAT

VAT for this property is **€145,515** or **€258,400**. 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>€5 375.00/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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 390 000 on Sep 21, 2023

€1 360 000 on Oct 14, 2025







