

## 4 Bedroom House for Sale in Paphos

4-Bedroom Modern Villa in the Heart of Paphos' Tourist Area X

This contemporary 4-bedroom villa is designed to offer luxury coastal living in one of the most desirable locations in Paphos. Set on a large private plot, the residence features a private swimming pool, generous outdoor areas, and modern architectural lines that emphasize comfort, style, and Mediterranean openness.

Positioned directly in front of one of Paphos' most famous sandy beaches, the villa provides an exceptional beachfront lifestyle with uninterrupted proximity to the sea. Its prime location ensures immediate access to a wide selection of restaurants, cafés, pubs, bars, and 5-star beach resorts, as well...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>329</b>			Reference Number	<b>39188</b>
Covered Veranda	<b>54</b>	Plot area	<b>494</b>	Property type	<b>House</b>
Uncovered Veranda	<b>144</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2026</b>
				Bathrooms	<b>5+</b>

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Paphos Coordinates: <b>34.73485935665049 / 32.45467830674602</b>	Region: <b>Paphos</b>

## Price: €1 050 000 + VAT

VAT for this property is **€132,479** or **€199,500**. 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>€3 191.00/m<sup>2</sup></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

€1 215 000 on Sep 22, 2023

€1 050 000 on Jul 19, 2024



■ TYPE A 3 BEDROOM  
 ■ TYPE B 4 BEDROOM  
 ■ TYPE C 4 BEDROOM  
 ■ TYPE D 4 BEDROOM  
 ■ TYPE E 5 BEDROOM  
 ■ TYPE F 4 BEDROOM  
 ■ TYPE G 4 BEDROOM

## TYPE F

FOUR BEDROOM | VILLA 31, 32, 33, 34, 35, 39 AND 40

VILLA	BED	PLOT / GARDEN	CARPARK	COVERED AREAS	COVERED VERANDAS	COV. ROOF GARDEN	EXTERNAL KIOSK - W.C	TOTAL COVERED AREA	UNCOVERED VERANDAS	UNCOV. ROOF GARDEN
31	4	517.86 m <sup>2</sup>	20.2 m <sup>2</sup>	247.72 m <sup>2</sup>	21.98 m <sup>2</sup>	31.8 m <sup>2</sup>	7.48 m <sup>2</sup>	329.18 m <sup>2</sup>	70.04 m <sup>2</sup>	73.82 m <sup>2</sup>
32	4	487.86 m <sup>2</sup>	20.2 m <sup>2</sup>	247.72 m <sup>2</sup>	21.98 m <sup>2</sup>	31.8 m <sup>2</sup>	7.48 m <sup>2</sup>	329.18 m <sup>2</sup>	70.04 m <sup>2</sup>	73.82 m <sup>2</sup>
33	4	490.34 m <sup>2</sup>	20.2 m <sup>2</sup>	247.72 m <sup>2</sup>	21.98 m <sup>2</sup>	31.8 m <sup>2</sup>	7.48 m <sup>2</sup>	329.18 m <sup>2</sup>	70.04 m <sup>2</sup>	73.82 m <sup>2</sup>
34	4	485.00 m <sup>2</sup>	20.2 m <sup>2</sup>	247.72 m <sup>2</sup>	21.98 m <sup>2</sup>	31.8 m <sup>2</sup>	7.48 m <sup>2</sup>	329.18 m <sup>2</sup>	70.04 m <sup>2</sup>	73.82 m <sup>2</sup>
35	4	481.00 m <sup>2</sup>	20.2 m <sup>2</sup>	247.72 m <sup>2</sup>	21.98 m <sup>2</sup>	31.8 m <sup>2</sup>	7.48 m <sup>2</sup>	329.18 m <sup>2</sup>	70.04 m <sup>2</sup>	73.82 m <sup>2</sup>
39	4	494.46 m <sup>2</sup>	20.2 m <sup>2</sup>	247.72 m <sup>2</sup>	21.98 m <sup>2</sup>	31.8 m <sup>2</sup>	7.48 m <sup>2</sup>	329.18 m <sup>2</sup>	70.04 m <sup>2</sup>	73.82 m <sup>2</sup>
40	4	550.83 m <sup>2</sup>	20.2 m <sup>2</sup>	247.72 m <sup>2</sup>	21.98 m <sup>2</sup>	31.8 m <sup>2</sup>	7.48 m <sup>2</sup>	329.18 m <sup>2</sup>	70.04 m <sup>2</sup>	73.82 m <sup>2</sup>

