

## 4 Bedroom House for Sale in Paphos

Located in the heart of the tourist area, and within walking distance to the sea, offers potential buyers the option of three, four or five bedroom detached homes in lush, green surroundings. Characterised by their aesthetic charm and unique architectural design, these spaciouly comfortable homes are a perfect marriage of modern and traditional elements, creatively incorporating the use of wood and stone in their design.



And if location is a prerequisite, is ideally located, offering easy access to a variety of services and amenities, places of interest, “Blue-flag” beaches, easy access to highways, schools, hospitals, shops, 18-hole golf courses and five-star resorts; the Paf...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>329</b> |
| Covered Veranda   | <b>54</b>  |
| Uncovered Veranda | <b>144</b> |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

Plot area **494**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>39188</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>5+</b>                 |

### Amenities

#### Location

**Location:** Paphos

Coordinates: **34.73485935665049 / 32.45467830674602**

Region: **Paphos**

## 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/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

€1 215 000 on Sep 22, 2023

€1 050 000 on Jul 19, 2024



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

| VILLA | BED | PLOT / GARDEN         | CARPORT             | 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> |