

## 4 Bedroom House for Sale in Kato Paphos

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

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...



### Property Info

Covered Area	<b>238</b>
Covered Veranda	<b>23</b>
Uncovered Veranda	<b>153</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>552</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>39189</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Kato Paphos  
 Coordinates: **34.73485935665049 / 32.45467830674602**

Region: **Paphos**

## Price: €1 125 000 + VAT

VAT for this property is **€114,485** or **€213,750**. 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>€4 727.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€1 215 000 on Sep 22, 2023

€1 125 000 on Jul 19, 2024



## TYPE G FOUR BEDROOM | VILLA 36,37,38 AND 41

VILLA	BED	PLOT / GARDEN	CARPORT	COVERED AREAS	COVERED VERANDAS	COV. ROOF GARDEN	EXTERNAL W.C	TOTAL COVERED AREA	UNCOVERED VERANDAS	UNCOV. ROOF GARDEN
36	4	455.57 m <sup>2</sup>	24.25 m <sup>2</sup>	183.96 m <sup>2</sup>	1.44 m <sup>2</sup>	21.62 m <sup>2</sup>	6.15 m <sup>2</sup>	237.42 m <sup>2</sup>	103.63 m <sup>2</sup>	49.53 m <sup>2</sup>
37	4	433.56 m <sup>2</sup>	22.58 m <sup>2</sup>	183.96 m <sup>2</sup>	1.44 m <sup>2</sup>	21.62 m <sup>2</sup>	6.15 m <sup>2</sup>	235.75 m <sup>2</sup>	103.63 m <sup>2</sup>	49.53 m <sup>2</sup>
38	4	449.00 m <sup>2</sup>	22.58 m <sup>2</sup>	183.96 m <sup>2</sup>	1.44 m <sup>2</sup>	21.62 m <sup>2</sup>	6.15 m <sup>2</sup>	235.75 m <sup>2</sup>	103.63 m <sup>2</sup>	49.53 m <sup>2</sup>
41	4	552.10 m <sup>2</sup>	24.55 m <sup>2</sup>	183.96 m <sup>2</sup>	1.44 m <sup>2</sup>	21.62 m <sup>2</sup>	6.15 m <sup>2</sup>	237.72 m <sup>2</sup>	103.63 m <sup>2</sup>	49.53 m <sup>2</sup>

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TYPE G GROUND FLOOR PLAN



TYPE G FIRST FLOOR PLAN

TYPE G ROOF GARDEN FLOOR PLAN