

4 Bedroom House for Sale in Kato 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...

Property Info		Plot / Area Info		Additional info	
Covered Area	238			Reference Number	39189
Covered Veranda	23	Plot area	552	Property type	House
Uncovered Veranda	153	Pool	Yes	Condition	Under Construction
Energy Efficiency	A	Parking	Covered, Yes	Construction Year	2026
				Bathrooms	5+

Amenities	Location	Region
• Parking	Location: Kato Paphos Coordinates: 34.73485935665049 / 32.45467830674602	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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 727.00/m²		

Representative: MySpace

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



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