

## 3 Bedroom House for Sale in Paphos - Agios Theodoros

3 Bedroom villa in Paphos

Located in the vibrant heart of Paphos, this modern villa offers a refined blend of contemporary architecture, functional design, and exceptional convenience to urban amenities.

### Design & Architecture

Villa features a thoughtfully planned layout that includes stylish two- and three-bedroom apartments, as well as two exclusive three-bedroom villas with private swimming pools. A communal swimming pool further enhances the shared living experience, promoting a sense of community and leisure.

Designed with a modern and functional aesthetic, the architecture emphasizes clean lines, open spaces, and seamless integration with the surroundi...

#### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>207</b> |
| Floor Number      | <b>2</b>   |
| Energy Efficiency | <b>A</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>320</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>234901</b> |
| Property type     | <b>House</b>  |
| Construction Year | <b>2027</b>   |

#### Amenities

- Parking

#### Location

**Location:** Paphos - Agios Theodoros Region: **Paphos**

## Price: €530 000 + VAT

VAT for this property is **€46,932** or **€100,700**. 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>~€17 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 560.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

- €530 000 on Feb 14, 2025
- €540 000 on Nov 19, 2025
- €530 000 on Nov 26, 2025

