

## 3 Bedroom House for Sale in Paphos - Agios Theodoros, Larnaca District

Nestled in the vibrant center of Paphos, offers an exceptional blend of luxury and convenience. Whether you're looking for a family home or an investment opportunity, has something for everyone.

One of its standout features is its unbeatable location. Situated just minutes away from the city's key attractions such as Kings Avenue Mall, a variety of restaurants and bars, and beautiful beaches, it provides residents with easy access to everything Paphos has to offer. For students and academics, the proximity to three renowned universities adds even more appeal.

Located in the highly sought-after residential neighborhood of Exo Vrysi, near the popular Universal area, offers a ...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>281</b> |
| Floor Number      | <b>1</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>202</b> |
|-----------|------------|

### Additional info

|                  |               |
|------------------|---------------|
| Reference Number | <b>235074</b> |
| Property type    | <b>House</b>  |

### Amenities

- Elevator

### Location

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

## Price: €595 000 + VAT

VAT for this property is **€68,584** or **€113,050**. 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>~€20 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 117.00/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

€595 000 on Feb 17, 2025

