

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

This is an exclusive modern 4 bedroom villa in Paphos, Cyprus designed in a large city centre plot.



The villa enjoys a private swimming pool, spacious terraces and lavish finishes in one of the most sought-after residential neighbourhoods in the heart of the city centre of Paphos.

The villa is very close to the Paphos Harbour and Tourist area, the Kings Avenue Mall as well as numerous bars, restaurants and other amenities.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>394</b> |
| Covered Veranda        | <b>64</b>  |
| Uncovered Veranda      | <b>52</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>560</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>1436</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>5+</b>    |

### Amenities

- Roof Garden

### Location

**Location:** Paphos - Agios Theodoros

Region: **Paphos**

Coordinates: **34.768391804133 / 32.431329488754**

## Price: €1 195 000 + VAT

VAT for this property is **€163,357** or **€227,050**. 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>~€44 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 033.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 195 000 on Apr 8, 2025



4 BEDROOM VILLAS

