


## 3 Bedroom House for Sale in Polis Chrysochous, Paphos District

This three-bedroom villa is situated in the tranquil town of Polis, Cyprus, surrounded by unspoilt natural beauty and fragrant citrus groves. Offering a serene and picturesque setting, the property features 3 bedrooms and 2 bathrooms, ensuring spacious and comfortable living for its residents. 

Ideally located, the villa is within close proximity to shops, restaurants, and entertainment venues, providing convenient access to everyday amenities and leisure activities. For golf enthusiasts, the upcoming Marion Golf Development is just a short walk away. This property represents an excellent opportunity to embrace the charm of Polis while also benefiting from the area's strong potent...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>131</b> |
| Covered Veranda        | <b>18</b>  |
| Uncovered Veranda      | <b>11</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>343</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>1769</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

### Amenities

- Parking

### Location

**Location:** Polis Chrysochous

Coordinates: **35.048961684836 / 32.44257344071**

Region: **Paphos**

## Price: €486 000 + VAT

VAT for this property is **€24,300** or **€92,340**. 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>~€16 040.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 710.00/m<sup>2</sup></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> |              |            |  |

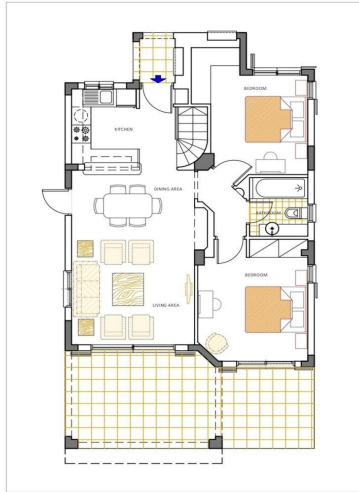
## Price change history

€486 000 on Apr 8, 2025



VILLA 08

GROUND LEVEL



FIRST LEVEL

