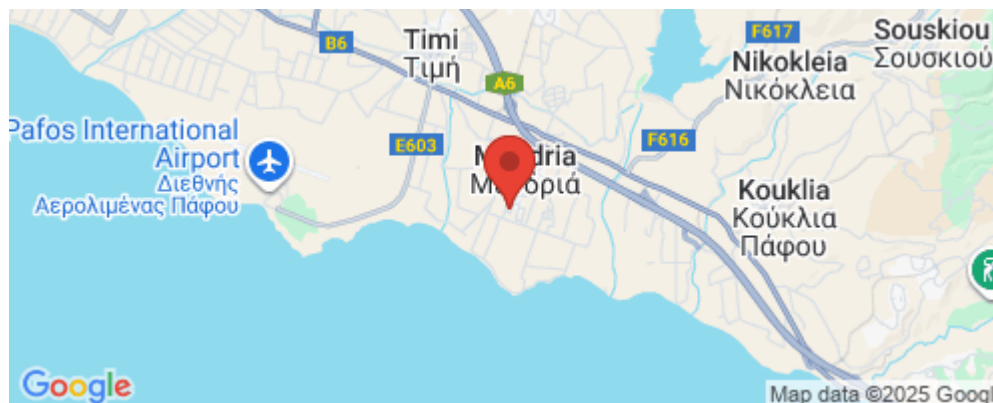


## 3 Bedroom House for Sale in Mandria, Paphos District

This is a modern 3-bedroom semi-detached house for sale surrounded by beautiful landscapes in the village of Mandria in the district of Paphos. The house enjoys spacious outdoor areas and covered verandas in a tranquil setting, perfect for raising a family and spending relaxing summer vacations. It is within walking distance to known sandy beaches and other amenities such as bars and local taverns.



This is an exceptional property development that combines both traditional Mediterranean and Modern 3 and 4 bedroom villas along with 2 and 3 bedroom semi detached houses for sale. The properties are surrounded by beautiful landscapes in the village of Mandria in the district of Paphos...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>136</b> |
| Covered Veranda        | <b>15</b>  |
| Uncovered Veranda      | <b>12</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>199</b>            |
| Pool      | <b>Common, Yes</b>    |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>1853</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

### Amenities

- Parking

### Location

**Location:** Mandria

Coordinates: **34.709850406605 / 32.529873844267**

Region: **Paphos**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 500.00/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

€340 000 on Apr 8, 2025







MASTER PLAN



3 BEDROOMS



FIRST FLOOR

MASTER PLAN

