


### 3 Bedroom House for Sale in Paphos District

This is a unique 3 bedroom villa next to a 5-star beach hotel and close to a plethora of Paphos’ most popular attractions and amenities, such as the Paphos tourist area, harbour, and the Kings Avenue Mall. The villa offers spacious interiors and a private swimming pool in a large plot. Its superior finishes, specifications, and unique location provide elite buyers the opportunity to taste the luxury Cyprus Mediterranean lifestyle living. 

These unique beachfront properties in Cyprus consist of 3, 4- and 5-bedroom beachfront villas for sale in Paphos next to the 5-star King Evelthon beach hotel and close to a plethora of Paphos’ most popular attractions and amenities, such as t...

#### Property Info

Covered Area	<b>230</b>
Covered Veranda	<b>44</b>
Uncovered Veranda	<b>33</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>462</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>1926</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Roof Garden

#### Location

Region: **Paphos**  
 Coordinates: **34.788025615926 / 32.402832747088**

## Price: €820 000 + VAT

VAT for this property is **€80,930** or **€155,800**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 565.00/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>
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## Price change history

€770 000 on Apr 8, 2025

€820 000 on Feb 7, 2026



