

## 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          |            | Plot / Area Info |            | Additional info           |
|------------------------|------------|------------------|------------|---------------------------|
| Covered Area           | <b>232</b> |                  |            | Reference Number          |
| Covered Veranda        | <b>48</b>  |                  |            | <b>2127</b>               |
| Uncovered Veranda      | <b>100</b> | Plot area        | <b>454</b> | <b>House</b>              |
| Total Number of Floors | <b>2</b>   | Pool             | <b>Yes</b> | <b>Under Construction</b> |
| Energy Efficiency      | <b>A</b>   |                  |            | <b>3</b>                  |
|                        |            |                  |            | <b>Sea view</b>           |

| Amenities | Location  |
|-----------|---|
|           | Region: <b>Paphos</b>                                 |
|           | Coordinates: <b>34.788325198043 / 32.402714763139</b> |

## Price: €865 000 + VAT

VAT for this property is **€86,053** or **€164,350**. 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<br>Price per SQM | <b>None</b><br><b>€3 728.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€815 000 on Apr 8, 2025

€865 000 on Feb 7, 2026



