

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

Villa No. 1 is a beautiful 3-bedroom open-plan villa in the city centre of Paphos.



The villa enjoys comfortable covered verandas, a private swimming pool, its own yard, and covered parking.

Other than its contemporary and functional design, the other major advantage of Angelonia Gardens 2 is its proximity to all city centre amenities such as the Kings Avenue Mall, a number of restaurants and bars, a few minutes' drive to the beach, and two upcoming universities that will open up in Paphos – the American University of Beirut, and the Cyprus University of Technology.

### Property Info

Covered Area	<b>205</b>
Covered Veranda	<b>35</b>
Uncovered Veranda	<b>51</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>231</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2257</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Paphos - Agios Theodoros  
**Coordinates:** **34.769849368175 / 32.426210409931**

Region: **Paphos**

## Price: €530 000 + VAT

VAT for this property is **€46,407** or **€100,700**. 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>~€17 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 585.00/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

€530 000 on Apr 8, 2025





