

## 4 Bedroom House for Sale in Paphos

Luxury villas offering excellent investment potential as they are located just 5 minutes from the new Paphos Marina 10 minutes from Aspire TLC and International Private Schools and 10 minutes from Kings Avenue Mall. Named after the sandy lagoon beach at their doorstep that allows swimming even during the winter the villas offer unobstructed views of the sea and a private swimming pool. SPECIFICATIONS Smart home automation systems Electric blinds in all areas Provision for photovoltaic system Complete installation of central structure cabling system for TV telephone and computer throughout the villa Installation of audio video entry gate unit to road entrance with control points inside vil...

### Property Info

Covered Area	<b>280</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>560</b>
-----------	------------

### Additional info

Reference Number	<b>VL46775</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

- Balcony

### Location

**Location:** Paphos Region: **Paphos**

## Price: €1 750 000 + VAT

VAT for this property is **€201,250** or **€332,500**. 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>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 250.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€1 750 000 on Apr 15, 2025

