

## 3 Bedroom House for Sale in Kato Paphos

Resale Townhouse in Kato Paphos

Located in the sought-after Limnaria Villas complex in Kato Paphos, this spacious resale townhouse offers a total covered area of 126 m<sup>2</sup>, plus 16 m<sup>2</sup> of covered verandas and 9 m<sup>2</sup> of uncovered space.

Layout:

Ground Floor: Open-plan living and kitchen area, guest WC, and access to a private veranda.

First Floor: Master bedroom with en-suite shower, two additional bedrooms, and a shared family bathroom.

Second Floor: Additional room that can be used as an office or extra bedroom, leading to a private roof garden.

The property enjoys beautiful views of the complex's landscaped green area and communal swimming pool.

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### Property Info

Covered Area	<b>135</b>
Covered Veranda	<b>9</b>
Uncovered Veranda	<b>16</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>236378</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

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

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>~€12 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 926.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€395 000 on Apr 16, 2025









