

### 3 Bedroom House for Sale in Agia Marinouda, Paphos District

This stylish three-bedroom villa is nestled in a peaceful residential area, offering the perfect blend of modern comfort and everyday convenience. Designed with two elegant bathrooms and a guest WC on the ground floor, the layout ensures functionality, privacy, and ease of living for the entire household.

Contemporary architecture and well-proportioned interiors are enhanced by covered verandas that connect the indoor space to the outdoors. Large windows bring in natural light and views of the surrounding landscape, while an optional private swimming pool adds an extra layer of leisure and sophistication.

The home is equipped with provisions for air conditioning, central heati...

Property Info		Plot / Area Info		Additional info	
				Reference Number	p64600
Covered Area	193	Plot area	338	Property type	House
				Construction Year	2025
				Bathrooms	2
Amenities	Location				
	Location: Agia Marinouda		Region: Paphos		
	Coordinates: 34.7597 / 32.4617				

## Price: €470 000 + VAT

VAT for this property is **€38,160** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 435.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€485 000 on Apr 17, 2025  
 €470 000 on Aug 12, 2025

















