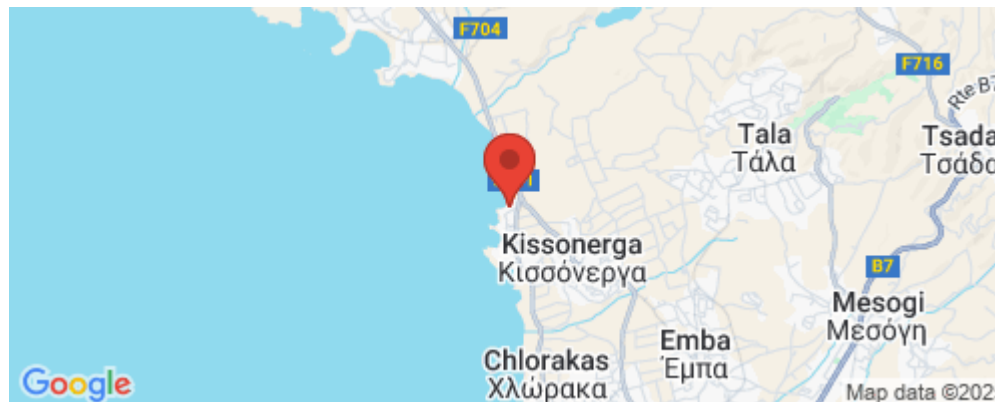


## 600m<sup>2</sup> House for Sale in Kissonerga, Paphos District

Magnificent, ultra-luxurious villa offering excellent investment potential as it is located just 400 meters from the new Paphos Marina and 10 minutes from Kings Avenue Mall.

Only a few minutes away from the city center, situated in an exclusive beachfront location, this prestigious home offers direct access to a sandy beach at its doorstep, unobstructed views of the sea and new Paphos Marina, and a private swimming pool.



- Smart house, automation systems
- VRV system, concealed air-conditioning
- Under-floor heating
- Complete installation of intruder and fire alarm system (CCTV)
- Photovoltaic system for water heating, water pressurizing sys...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>600</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>1570</b>           |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>13347</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| View             | <b>Sea view</b>  |

### Amenities

- Guest WC

### Location

**Location:** Kissonerga  
**Coordinates:** **34.830540730335 / 32.391111399048**

Region: **Paphos**

## Price: €5 800 000 + VAT

VAT for this property is **€899,000** or **€1,102,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 667.00/m<sup>2</sup></b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€5 800 000 on May 2, 2025







