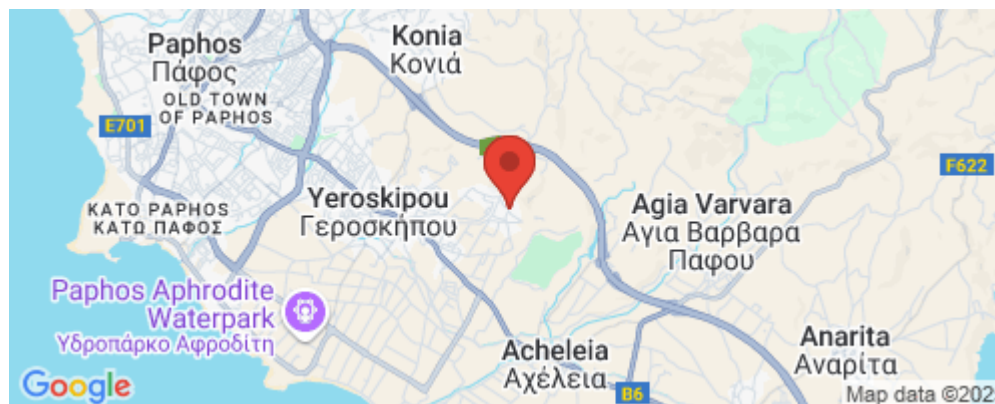


## 3 Bedroom House for Sale in Agia Marinouda, Paphos District

For sale: Spacious detached villa in the charming area of Agia Marinouda. This off-plan property offers a well-designed internal space of 185 m2, featuring three comfortable bedrooms and two modern bathrooms. Built with luxury and practicality in mind, the villa includes a central air conditioning system and underfloor heating, ensuring comfort all year round.



Agia Marinouda is known for its peaceful surroundings and easy access to daily conveniences. This up-and-coming area boasts a relaxed atmosphere while being close to major highways, making travel and commuting simple. Within a short distance, you'll find a range of amenities including shops, schools, and restaurants. Fo...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>185</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>360</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>18591</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Guest WC

### Location

**Location:** Agia Marinouda  
**Coordinates:** **34.760191209153 / 32.475907208611**

**Region:** **Paphos**

## Price: €675 000 + VAT

VAT for this property is **€51,628** or **€128,250**. 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>€3 649.00/m²</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

€675 000 on May 2, 2025

