


### 3 Bedroom House for Sale in Paphos District

This modern villa is located just 350 meters from the sea, offering breathtaking views and easy access to the beach. The design of the villa blends contemporary architecture with natural elements, creating a harmonious and inviting space. 

The exterior features a combination of white concrete walls and stone cladding, giving the building a sleek and sophisticated appearance. Large windows and sliding doors allow for plenty of natural light to flood the interior, while also providing stunning views of the surrounding landscape.

The villa boasts a spacious outdoor area with a swimming pool, perfect for relaxing and enjoying the Mediterranean climate. The pool area is surrounded...

#### Property Info

Covered Area	<b>170</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>37</b>
Total Number of Floors	<b>2</b>

#### Plot / Area Info

Plot area **338**

#### Additional info

Reference Number	<b>5043</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

#### Amenities

- Roof Garden

#### Location

Region: **Paphos**  
 Coordinates: **34.737680375411 / 32.446693170551**

## Price: €1 100 000 + VAT

VAT for this property is **€73,118** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 471.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 030 000 on May 24, 2025

€1 100 000 on Sep 30, 2025

