

## 3 Bedroom House for Sale in Paphos District

For sale: An exceptional off-plan detached villa located in the prestigious area of Minthis Hills, Tsada. This modern home offers a spacious internal space of 260 m2, thoughtfully designed with 3 bedrooms and 3 bathrooms, perfect for comfortable family living.



Set on a large plot within a secure gated complex, the villa features underfloor heating throughout for year-round comfort. Enjoy relaxing moments in your private swimming pool while taking in the panoramic views of the beautiful surroundings. Minthis Hills is renowned for its tranquil atmosphere, lush landscapes, and exclusive lifestyle. It is home to an impressive golf course and offers a blend of natural beauty and elegance...

### Property Info

Covered Area	<b>260</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1530</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12919</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

Region: **Paphos**  
Coordinates: **34.824668669926 / 32.497130028285**

## Price: €2 300 000 + VAT

VAT for this property is **€251,231** or **€437,000**. 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>€8 846.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€2 300 000 on May 28, 2025



















