

## 3 Bedroom House for Sale in Paphos District

Detached Three Bedroom House for sale in Mandria area, Paphos. The property is surrounded by beautiful landscapes in the village of Mandria and is within walking distance to known sandy beaches and other amenities such as bars and local taverns. X

Two-storey house for sale in Mandria area of Paphos District. The ground floor consists of a living, dining, kitchen in an open space, guest toilet and covered, large uncovered veranda at the front side. The first floor consists of a main bathroom, 2 bedrooms and one master bedroom en suite & with private access to a covered veranda. In addition, the property benefits from a garden and covered parking. Plot size is 329.6 sqm.

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| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area         | <b>176</b>            | Plot area               | <b>330</b>          | Reference Number       | <b>51891</b>     |
| Air Conditioning     | <b>All rooms, Yes</b> | Parking                 | <b>Covered, Yes</b> | Property type          | <b>House</b>     |
|                      |                       |                         |                     | Condition              | <b>Brand New</b> |
|                      |                       |                         |                     | Bathrooms              | <b>2</b>         |

| <b>Amenities</b> | <b>Location</b>   |
|------------------|---|
| • Guest WC       | Region: <b>Paphos</b><br>Coordinates: <b>34.70986057067 / 32.529796314484</b> |

## Price: €405 000 + VAT

VAT for this property is **€28,626** or **€76,950**. 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<br>Price per SQM | <b>None</b><br><b>€2 301.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€405 000 on Jun 5, 2025

