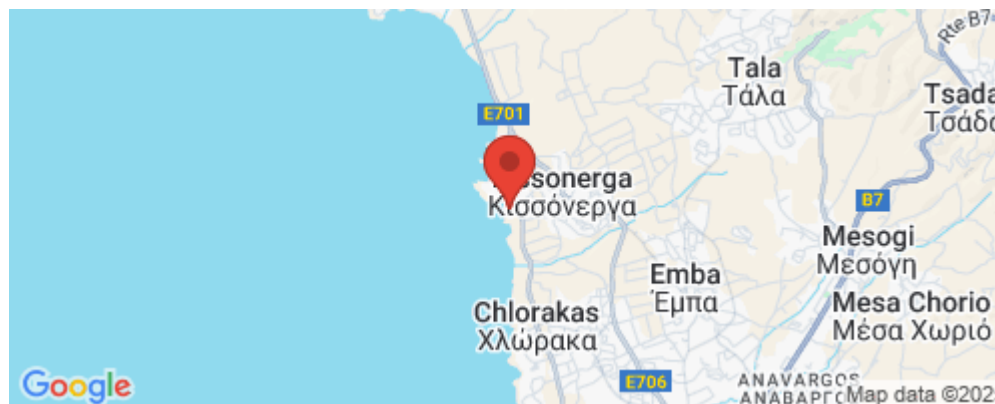


## 4 Bedroom House for Sale in Kissonerga, Paphos District

This stunning luxury villa offers an exceptional opportunity to own a piece of the Mediterranean in one of Paphos' most desirable coastal locations. Ideally positioned just 5 minutes from the future Paphos Marina and 10 minutes from Kings Avenue Mall, the villa boasts a prime address, sophisticated design, and direct access to the ultimate beachfront lifestyle.



Set directly above a picturesque sandy lagoon beach — swimmable even in winter — the villa enjoys breathtaking, unobstructed views of the Mediterranean Sea. A private infinity-edge pool creates a seamless connection between indoor elegance and the natural beauty of the coast.

### Villa Highlights:

– Expa...

### Property Info

Covered Area	<b>433</b>
Covered Veranda	<b>120</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>640</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>6905</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

- Roof Garden

### Location

**Location:** Kissonerga  
Coordinates: **34.820770545896 / 32.392909503944**

Region: **Paphos**

## Price: €1 950 000 + VAT

VAT for this property is **€275,927** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 503.00/m²</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

€1 950 000 on Jun 17, 2025















