

475m² House for Sale in Sea Caves, Paphos District

Passionately crafted by Andreas Vardas Architecture, this expansive home with 475m2 covered area has it all. One of the last remaining properties subject to just 5% VAT! Located in the Sea Caves area.



With a main house boasting 3 bedrooms, master with full walk-in wardrobe and ensuite, office, large open plan living/kitchen/dining with aggressively angled Bespoke island and a dramatic 3-story hall where your eye is gently drawn across the pool to the sea view horizon. Downstairs you'll find the cinema/gym with utility and a private fully self-contained 1-bedroom apartment for guests or the maid. From here, access the garden with sunken seating and BBQ area with Pergola, float...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|----------------------|--|----------------|------------------|-----------|
| Covered Area | 475 | Plot area | 980 | Reference Number | 19413 |
| Heating | Central Heating, Yes | Pool | Yes | Property type | House |
| Air Conditioning | All rooms, Yes | Parking | Uncovered, Yes | Condition | Brand New |
| | | | | View | Sea view |
| Amenities | | Location | | | |
| • Gym | | Location: Sea Caves | | Region: Paphos | |
| | | Coordinates: 34.888862640032 / 32.355392817897 | | | |

Price: €1 795 000 + VAT

VAT for this property is **€261,692** or **€341,050**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 779.00/m² | | |

Representative: Purple International Real Estate

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|---------------------|--------------|------------|------------------------------------|
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Price change history

€1 795 000 on Jul 2, 2025



















