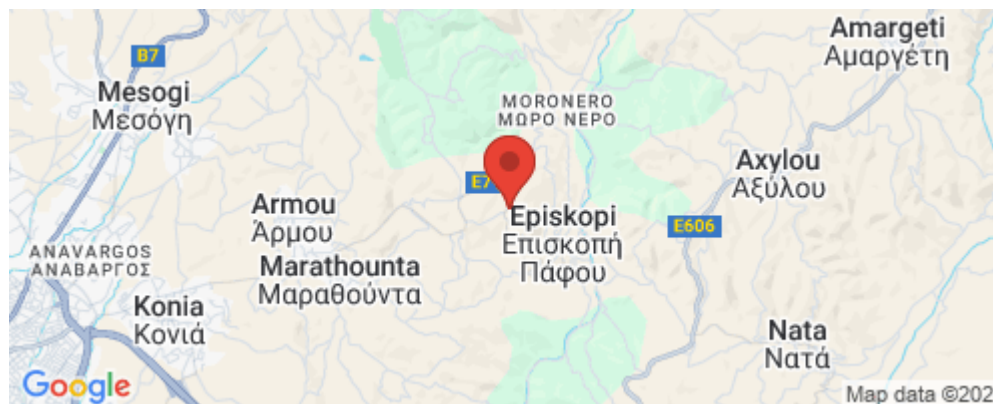


## 3 Bedroom House for Sale in Episkopi, Paphos District

This is a luxurious enclave of 9 exquisite villas nestled in the serene hills of Episkopi, Paphos, Cyprus. Surrounded by lush almond and olive trees, this tranquil haven offers meticulously designed interiors flooded with natural light. These villas boast VRV systems for efficient climate control and underfloor heating for year-round comfort.



With large windows and balconies providing breathtaking views of the hills and valleys, this project seamlessly blend with their natural surroundings. Outside, you'll find lush gardens, private pools, and shaded terraces for al fresco dining or sun-soaked relaxation.

Inside, spacious living areas, modern kitchens, and comfortable ...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>198</b>                     |
| Covered Veranda   | <b>36</b>                      |
| Energy Efficiency | <b>A</b>                       |
| Heating           | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>462</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7919</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

- Parking

### Location

**Location:** Episkopi  
**Coordinates:** **34.800686416988 / 32.517042169446**

Region: **Paphos**

## Price: €495 000 + VAT

VAT for this property is **€41,550** or **€94,050**. 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.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 500.00/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

€495 000 on Jul 22, 2025







TYPE A | 3 Bedroom | Villa 2,3,4,5,6,7 & 8

