

## 4 Bedroom House for Sale in Agia Marinouda, Paphos District

4-Bedroom Modern Villa – Agia Marinouda, Paphos

Located in the peaceful and sought-after area of Agia Marinouda, this contemporary 4-bedroom villa offers an exceptional standard of living with premium features and generous outdoor space. Completed in 2023, the property is fully furnished and ready to move in, combining energy efficiency, privacy, and elegant design on a large 762 m² plot adjacent to a green zone.

With a total covered area of 357 m², the villa includes 240 m² of internal space, 90 m² of covered verandas, 21 m² of covered parking, and 6 m² of storage. Thoughtfully designed, it offers a seamless blend of functionality and comfort across its two levels, ...

| Property Info     |     | Plot / Area Info                        |              | Additional info   |           |
|-------------------|-----|---|--------------|-------------------|-----------|
|                   |     |   |              | Reference Number  | 238611    |
| Covered Area      | 357 | Plot area                               | 762          | Property type     | House     |
| Energy Efficiency | A   | Parking                                 | Covered, Yes | Condition         | Pre-Owned |
|                   |     |   |              | Construction Year | 2023      |
|                   |     |   |              | Bathrooms         | 3         |
| Amenities         |     | Location                                |              |                   |           |
| • Parking         |     | Location: Agia Marinouda Region: Paphos |              |                   |           |

## Price: €1 450 000 + VAT

VAT for this property is **€190,206** or **€275,500**. 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>~€54 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 062.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 450 000 on Aug 8, 2025





















