

## 6+ Bedroom House for Sale in Kissonerga, Paphos District

Spacious luxurious villa offering excellent investment potential, 400 meters from the newly designed Paphos Marina and 10 minutes' drive from Kings Avenue Mall. The villa is on the beachfront with direct access to a sandy beach at its doorstep and unobstructed views of the Mediterranean Sea. Villa will have its private infinity swimming pool, 7/8 bedrooms and 7 bathrooms + guest toilet (there is also an option for 2 smaller villas). Optional 290m2 semi-basement area that can be designed to the client's specifications to include additional rooms or areas such as an en-suite bedroom, a wellness room, gym area, cinema area, utility room, bar, wine cellar, jacuzzi, sauna, storage ...



### Property Info

Covered Area	<b>990</b>
Covered Veranda	<b>390</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **1560**

### Additional info

Reference Number	<b>P31-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Kissonerga      Region: **Paphos**  
**Coordinates:** **34.8306647 / 32.3913907**

**Price: €5 800 000 + VAT**

VAT for this property is **€978,970** or **€1,102,000**. 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>~€228 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 859.00/m²</b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

**Price change history**

€5 800 000 on Aug 26, 2025







