

## 5 Bedroom House for Sale in Armou, Paphos District

A five-bedroom villa for sale in the area of Armou, Paphos. This unique property is part of a small development of just six detached houses and offers panoramic sea views. The villa has an internal area of 414 m<sup>2</sup> and sits on a 1500 m<sup>2</sup> plot. Built in 2024, it is fully equipped for comfortable year-round living, featuring underfloor heating, a VRV air conditioning system, high-end finishes, built-in furniture and appliances, private parking, a swimming pool, and a covered garage for two cars. The ground floor includes a spacious open-plan living room and kitchen with access to a large veranda and the pool area, along with three bedrooms. The lower level comprises an additional living area...

### Property Info

Covered Area	<b>414</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>174654</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Armou Region: **Paphos**

## Price: €4 000 000 + VAT

VAT for this property is **€557,101** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 662.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€4 000 000 on Sep 4, 2025

