

## 4 Bedroom House for Sale in Mandria, Paphos District

Luxurious 4-Bedroom villa in Mandria – 150m from the Beach.

Currently under renovation, it offers a rare chance to own a fully upgraded, high-spec home just steps from the sea — perfect for personal use or rental investment.

### Key Features

Private swimming pool & 4 spacious bedrooms  
 Panoramic sea, mountain & countryside views  
 Italian kitchen with marble worktops  
 Air conditioning & full oil central heating  
 Covered garage & gated entry  
 Only 150m walk to the beach in a private community of 20 homes  
 10 mins from Paphos Airport, 14 km to city centre  
 Close to restaurants, shops & amenities

A rare opportuni...

### Property Info

Covered Area	<b>170</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>400</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>59684</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Mandria Region: **Paphos**

## Price: €575 000 + VAT

VAT for this property is **€38,221** or **€109,250**. 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>~€19 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 382.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€575 000 on Sep 11, 2025



