

## 4 Bedroom House for Sale in Kato Paphos

4-Bedroom Villa – Kato Paphos

This exclusive 4-bedroom villa captures the essence of luxury seaside living in Kato Paphos. Combining spacious interiors with modern architectural lines, it creates a refined sanctuary just a short stroll from the Mediterranean coastline.

The villa boasts expansive open-plan living spaces, four generously sized bedrooms, and floor-to-ceiling windows that invite in natural light and sea breezes. Outdoor areas include a private garden, sunlit terraces, and access to a large communal swimming pool.

Key Features:

- 4 bedrooms
- Elegant contemporary design
- Expansive living spaces filled with light
- Private...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>190</b> |
| Covered Veranda   | <b>25</b>  |
| Uncovered Veranda | <b>6</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>576</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>239379</b>             |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

- Parking

### Location

**Location:** Kato Paphos Region: **Paphos**

**Price: €1 500 000 + VAT**

VAT for this property is **€119,211** or **€285,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 895.00/m<sup>2</sup></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> |
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**Price change history**

€1 500 000 on Sep 16, 2025



