

### 3 Bedroom House for Sale in Kato Paphos

This stylish 3-bedroom detached house is ideally located in the heart of Kato Paphos, just a short walk from Sodap Beach, shops, restaurants, and local attractions. Spread over three levels, it is perfect for families, holidaymakers, or investors seeking a prime location.

The property offers spacious interiors, including a large living room, fully equipped kitchen, and three bathrooms. A third-floor lounge with a covered terrace provides additional living space and can be converted into a fourth bedroom if desired.

The development features landscaped communal gardens, a large swimming pool with sun loungers, and a separate children’s pool. With full furnishings, air condit...

#### Property Info

Covered Area **160**  
 Energy Efficiency **A**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **239561**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **2012**  
 Bathrooms **3**

#### Amenities

- Parking

#### Location

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

## Price: €420 000 + VAT

VAT for this property is **€24,675** or **€79,800**. 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>~€13 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 625.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€420 000 on Sep 23, 2025



