

## 4 Bedroom House for Sale in Paphos District

This luxury 4-bedroom villa, is located only 400 meters from the sea, combines modern design with generous living spaces in one of Paphos' most desirable locations.



### Key Features:

Private Infinity Pool (4x8m): With decked pool area, BBQ space, and external shower/changing facilities.

Spacious Outdoor Living: Large uncovered verandas and rooftop balconies with town views.

Ground Floor: Open-plan living/dining area, separate kitchen, and one en-suite bedroom.

First Floor: Master bedroom with private balcony and en-suite, plus two additional en-suite bedrooms.

Rooftop Level: Two balconies ideal for relaxation and entertaining.

Basement: Storage, ut...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>314</b>	Pool	<b>Yes</b>	Reference Number	<b>31351</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
				Condition	<b>Brand New</b>
				View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

Region: **Paphos**

Coordinates: **34.740900145974 / 32.432483158619**

## Price: €1 725 000 + VAT

VAT for this property is **€212,384** or **€327,750**. 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>€5 494.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 725 000 on Oct 4, 2025







