

## 4 Bedroom House for Sale in Agia Marinouda, Paphos District

Discover this beautifully designed 4-bedroom bungalow in Agia Marinouda, offering a perfect blend of contemporary style and everyday comfort. The spacious open-plan living area, state-of-the-art kitchen, and high-end finishes create a stylish yet inviting home. X

Designed for year-round living, it features underfloor heating and a cozy fireplace, while the outdoor BBQ area is perfect for entertaining. With an Energy Efficiency Class A rating, the property combines sustainability with cost-effective living.

Set in a serene coastal area with easy access to beaches, amenities, and leisure options, this bungalow is ideal for families or anyone seeking a modern, high-quality home i...

| Property Info |                  | Plot / Area Info |            | Additional info  |                  |
|---------------|------------------|------------------|------------|------------------|------------------|
| Covered Area  | <b>240</b>       |                  |            | Reference Number | <b>31380</b>     |
| Furnishing    | <b>Furnished</b> | Plot area        | <b>762</b> | Property type    | <b>House</b>     |
|               |                  |                  |            | Condition        | <b>Pre-Owned</b> |
|               |                  |                  |            | Bathrooms        | <b>3</b>         |

| Amenities | Location  | Region        |
|-----------|---|---------------|
|           | <b>Location:</b> Agia Marinouda<br><b>Coordinates:</b> 34.76146 / 32.474324 | <b>Paphos</b> |

## Price: €1 450 000 + VAT

VAT for this property is **€148,625** or **€275,500**. 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<br>Price per SQM | <b>~€54 600.00</b><br><b>€6 042.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€1 450 000 on Oct 4, 2025















