

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

A mediterranean luxurious villa with magnificent views of the beautiful village of Episkopi in Paphos.

Its high elevation allows for breathtaking views of the famous Cliff of Episkopi, stunning views of Ezousa River and valley which are included in the European network of protected areas NATURA 2000 as a "Site of Community Importance" and a "Special Protection Area" for birds.

Villa River View has been designed with light and comfort in mind and decorated with natural stone and grafiato finish. It has four bedrooms, three of which have en suite bathrooms and a Jacuzzi in the master bedroom. It also includes a guest WC, a utility room and a double garage...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>267</b>			Reference Number	<b>4800</b>
Covered Veranda	<b>52</b>	Plot area	<b>4014</b>	Property type	<b>House</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Condition	<b>Brand New</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>5+</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location	Region
	<b>Location:</b> Episkopi	<b>Region:</b> <b>Paphos</b>

Coordinates: **34.797293 / 32.532741**

## Price: €1 200 000 + VAT

VAT for this property is **€133,618** or **€228,000**. 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 Price per SQM	<b>None</b> <b>€4 494.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 200 000 on Oct 8, 2025













