

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	267			Reference Number	4800
Covered Veranda	52	Plot area	4014	Property type	House
Furnishing	Furnished	Pool	Yes	Condition	Brand New
Heating	Autonomous Heating, Yes			Bathrooms	5+
Air Conditioning	All rooms, Yes				

Amenities	Location
	Location: Episkopi Coordinates: 34.797293 / 32.532741 Region: Paphos

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	Excluded	Title transfer fee Price per SQM	None €4 494.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€1 200 000 on Oct 8, 2025













