

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

Covered Area	267
Covered Veranda	52
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	4014
Pool	Yes

Additional info

Reference Number	4800
Property type	House
Condition	Brand New
Bathrooms	5+

Amenities

Location

Location: Episkopi Region: **Paphos**
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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 494.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€1 200 000 on Oct 8, 2025













