


## 4 Bedroom House for Sale in Polis Chrysochous, Paphos District

Modern yet classical. This is the kind of description that can characterize this private mansion designed by Igor Louttchenko M.Cs. Architecture, set on the beachside in Argaka, Polis. Serene and secluded, with private beach, it grants the much needed peace and privacy. 

On the one hand, the architectural style, the choice of materials, and the interior décor create the atmosphere of a Tuscan villa with good old times rich family vibe. Italian tiles, marble and stone mosaics, hand crafted Syrian travertine stone galleries and facades, hand-painted ceilings and European hardwood oak handmade furniture are the all-time classic luxury standards. Yet this villa can boast the latest tec...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>378</b>			Reference Number	<b>5711</b>
Covered Veranda	<b>68</b>			Property type	<b>House</b>
Uncovered Veranda	<b>37</b>	Plot area	<b>1600</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Furnished</b>			Construction Year	<b>2022</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>5+</b>
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

**Location:** Polis Chrysochous      Region: **Paphos**  
**Coordinates:** **35.067694 / 32.470333**

## Price: €5 000 000 + VAT

VAT for this property is **€672,222** or **€950,000**. 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	<b>~€196 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 228.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€5 000 000 on Oct 8, 2025

















