

## 3 Bedroom House for Sale in Neo Chorio Pafou, Paphos District

Reference ID: #SA31478 Price details: €1,250,000 The property is a superb 3 bedroom villa with a swimming pool in a land area of 14,382 sqm in Neo Chorio. The property enjoys panoramic views of the peninsular sea coast and is surrounded by amazing natural beauty. It benefits from ample ancillary spaces including sauna, patio, kiosk, BBQ area and covered parking spaces. The villa has a covered area of 220sqm. It consists of an open plan dining room, a kitchen, a living room with fireplace, a sauna, 3 bedrooms (of which the master bedroom has a walking closet), 3 bathrooms and a veranda. It is located 800m from the center of the village and 750m from Neo Chorio - Polis Chrysochous road...



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>220</b>         |
| Covered Veranda   | <b>N/A</b>         |
| Uncovered Veranda | <b>N/A</b>         |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>N/A</b>         |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>14382</b>        |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA31478</b>   |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2011</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

- Storage room

### Location

**Location:** Neo Chorio Pafou

Region: **Paphos**

Coordinates: **35.029852262558 / 32.354180627652**

## Price: €1 250 000 + VAT

VAT for this property is **€118,182** or **€237,500**. 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 | <b>~€46 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 682.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€1 350 000 on Oct 19, 2023  
 €1 250 000 on Sep 12, 2024





