

3 Bedroom House for Sale in Paphos District

Tucked into the pristine beauty of the Akamas coastline, this private enclave of just 16 luxury villas redefines coastal living. Set within a secure gated community and just a short stroll from the iconic White River Beach and the dramatic Sea Caves, each villa offers breathtaking sea views, spacious layouts, and the perfect blend of elegance and natural serenity.

Designed for those who seek effortless luxury, every residence features open-plan interiors, high-end materials, and expansive outdoor areas with landscaped gardens and private pools. Wide glass doors blur the line between indoor and outdoor living, creating an atmosphere of light, space, and refined comfort.

Just mo...

| Property Info | | Plot / Area Info | | Additional info | |
|----------------------|--------------------|-------------------------|---------------------|------------------------|--------------|
| Covered Area | 191 | Plot area | 505 | Reference Number | 12162 |
| Covered Veranda | 25 | Pool | Yes | Property type | House |
| Furnishing | Unfurnished | Parking | Covered, Yes | Bathrooms | 4 |

| Amenities | Location |
|------------------|--|
| • Parking | Region: Paphos Coordinates: 34.906922 / 32.327687 |

Price: €1 200 000 + VAT

VAT for this property is **€96,063** 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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€44 600.00 €6 283.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
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Price change history

€1 200 000 on Oct 8, 2025





