


## 5 Bedroom House for Sale in Kissonerga, Paphos District

Step into a world of pure Mediterranean magic in this brand-new beachfront villa, where the sound of the waves becomes your daily rhythm and the sea is your closest neighbor. Set in a quiet, residential area just outside Paphos, this elegant three-level home offers uninterrupted panoramic views and the ultimate in privacy, space, and serenity. 

Positioned on a generous private plot, the villa welcomes you with lush landscaping, a private swimming pool, and direct access to the coastline. The ground floor features an open-plan living and dining area, a fully equipped modern kitchen, and a guest WC, all opening onto a covered veranda and sun-drenched patio—perfect for seaside enterta...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>255</b>                     |
| Covered Veranda   | <b>17</b>                      |
| Uncovered Veranda | <b>17</b>                      |
| Furnishing        | <b>Unfurnished</b>             |
| Heating           | <b>Autonomous Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>588</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>12695</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

- Parking

### Location

**Location:** Kissonerga  
Coordinates: **34.819134 / 32.393832**

Region: **Paphos**

## Price: €1 035 000 + VAT

VAT for this property is **€111,415** or **€196,650**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 059.00/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>              |
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## Price change history

€1 035 000 on Oct 8, 2025

