

## 6+ Bedroom House for Sale in Akoursos, Paphos District

Perched on a serene hillside near Coral Bay, Akoursos, this remarkable villa offers breathtaking sea views and a warm, welcoming atmosphere that instantly feels like home. Designed with both elegance and family living in mind, it is a rare gem that combines comfort, privacy, and luxury. Upon entering, you are greeted by a spacious formal dining area with uninterrupted views of the sun-drenched pool terrace and the beautiful Paphos coastline. The generously sized kitchen and inviting family room flow seamlessly onto the outdoor entertaining space through wide patio doors, creating the perfect setting for relaxed gatherings or sunset dinners. Upstairs, two spacious bedrooms with...

### Property Info

Covered Area	<b>545</b>
Uncovered Veranda	<b>38</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>3650</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>13402</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Fireplace

### Location

**Location:** Akoursos      Region: **Paphos**  
**Coordinates:** **34.871058 / 32.417269**

## Price: €1 600 000 + VAT

VAT for this property is **€242,349** or **€304,000**. 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 936.00/m<sup>2</sup></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

€1 600 000 on Oct 9, 2025





















