

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

This exceptional villa is situated in one of the most unique and peaceful corners of Cyprus, just a few steps from the beach and the crystal-clear waters of the Mediterranean. Its privileged location combines immediate access to the shoreline with panoramic views that sweep from the untouched beauty of the Akamas Peninsula to the coastline of Argaka, creating a rare harmony of seafront living and dramatic natural scenery. Set on a generous plot, the villa is framed by beautifully landscaped gardens that enhance its privacy and sense of retreat. The residence unfolds gracefully across two levels, offering four spacious bedrooms, each with its own en-suite bathroom, and an additional ...



### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>13</b>
Uncovered Veranda	<b>43</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1800</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14221</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

Location	
<b>Location:</b> Polis Chrysochous	Region: <b>Paphos</b>
Coordinates: <b>35.037738 / 32.404897</b>	

## Price: €650 000 + VAT

VAT for this property is **€36,000** or **€123,500**. 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 Price per SQM	<b>~€22 600.00</b> <b>€4 167.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€650 000 on Oct 9, 2025













