

### 3 Bedroom House for Sale in Agia Marinouda, Paphos District

Three-Bedroom Villa – Modern Comfort Meets Sustainable Living

This exclusive three-bedroom villa embodies the perfect balance of contemporary design, energy efficiency, and everyday comfort. Nestled in a prime residential area, it is crafted with modern families in mind, offering a refined living experience with all the amenities needed for a Mediterranean lifestyle.

Spread across a generous floor plan, the villa features bright open-plan interiors that seamlessly connect the living, dining, and kitchen spaces. Wide windows flood the home with natural light, while covered verandas and private outdoor areas extend the living experience outdoors — ideal for family gatherings...

| Property Info   |     | Plot / Area Info                        |              | Additional info   |        |
|-----------------|-----|---|--------------|-------------------|--------|
| Covered Area    | 180 | Plot area                               | 310          | Reference Number  | 239844 |
| Covered Veranda | 15  | Parking                                 | Covered, Yes | Property type     | House  |
|                 |     |   |              | Construction Year | 2026   |
|                 |     |   |              | Bathrooms         | 2      |
| Amenities       |     | Location                                |              |                   |        |
| • Parking       |     | Location: Agia Marinouda Region: Paphos |              |                   |        |

## Price: €475 000 + VAT

VAT for this property is **€34,833** or **€90,250**. 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>~€15 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 639.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€475 000 on Oct 10, 2025

