

## 4 Bedroom House for Sale in Paphos

Four Bedroom Detached Villa for Sale in Paphos Old Town, Paphos Town Centre, Paphos – Title Deeds (New Build Process). This Villa epitomises luxury and convenience in the heart of Paphos. Built with premium materials such as natural stone, exposed concrete, and wood, it combines durability with aesthetic elegance. Spread across three levels, the villa features four bedrooms all with en-suite facilities, and a private elevator for added ease. Its standout feature is the rooftop garden, which includes a swimming pool and BBQ area—perfect for entertaining guests or relaxing while enjoying stunning views. Located just 200 meters from the Town Hall, schools, government offi...

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area

**205**

Reference Number

**blu029n4**

Property type

**House**

Condition

**Brand New**

**Amenities**

**Location**

**Location:** Paphos

Region: **Paphos**

Coordinates: **34.77302 / 32.42989**

## Price: €1 350 000 + VAT

VAT for this property is **€118,207** or **€256,500**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 585.00/m<sup>2</sup></b> |                 |             |

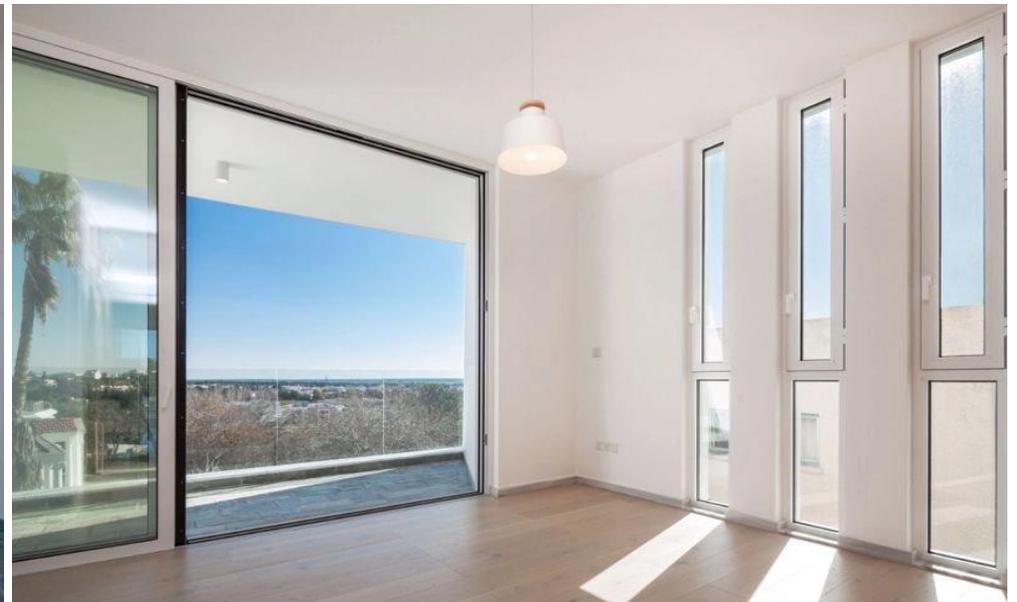
## Representative: Emerald Property Consultants

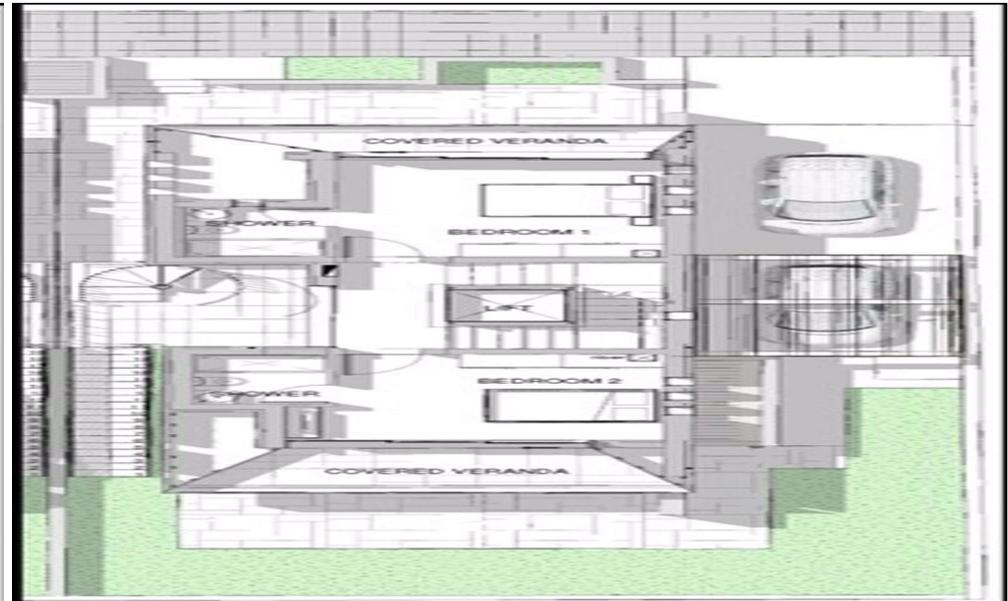
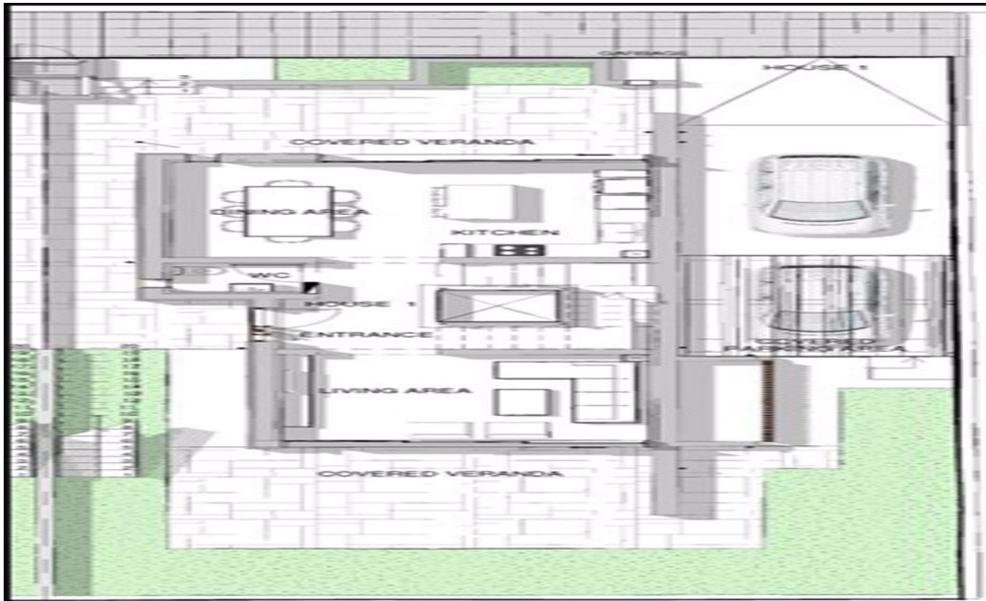
|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

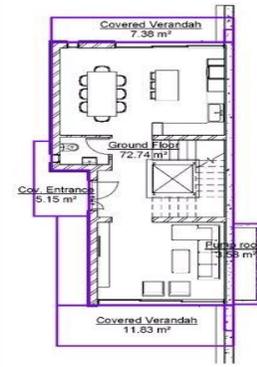
## Price change history

€1 350 000 on Oct 11, 2025

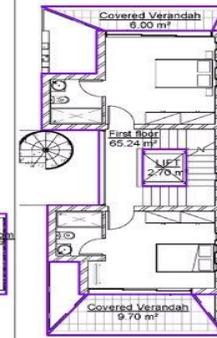




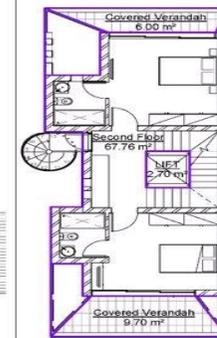




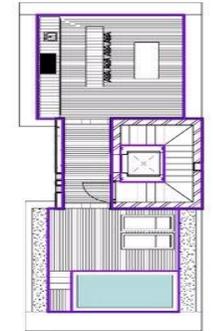
GROUND FLOOR BUILT AREA = 72.74sq m



FIRST FLOOR BUILT AREA = 65.24sq m



SECOND FLOOR BUILT AREA = 67.76sq m



ROOF GARDEN BUILT AREA = 2.66sq m

AREAS FOR PLANNING PERMISSION:  
 GF=72.74sq m  
 FF=65.24sq m  
 SF=67.76sq m  
 RT=2.66sq m  
 TOTAL BUILT AREA=208.40sq m