

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

Separate title deed is available

Set in a prestigious gated community, this 3-bedroom, 3-bathroom villa offers elegance, comfort, and privacy, just a short walk from the beach, Polis town center, and Latchi Marina. Surrounded by citrus orchards and with stunning Akamas Peninsula views, it's perfect for permanent residence, holidays, or investment.

Highlights:

No VAT

Private swimming pool & roof terrace with panoramic views

Ground floor bedroom for convenience

Spacious open-plan living with wood-burning fireplace

Italian-style kitchen with granite worktops

On-site gym facilities

Air conditioning & central heating pr...

### Property Info

Covered Area	<b>132</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>358</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>31398</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Polis Chrysochous      **Region:** **Paphos**  
**Coordinates:** **35.039205 / 32.396139**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>None</b> <b>€3 523.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€465 000 on Oct 11, 2025



