

## 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...

**Plot / Area Info****Additional info**

Covered Area **132**  
Furnishing **Unfurnished**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

Plot area **358**  
Pool **Yes**  
Parking **Covered, Yes**

Reference Number **31398**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

**Amenities**

- Guest WC

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 523.00/m<sup>2</sup></b>		

**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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

**Price change history**

€465 000 on Oct 11, 2025





