

## 5 Bedroom House for Sale in Kissonerga, Paphos District

5 Bedroom Detached Villa For Sale in Kissonerga, Cyprus – Title Deeds (New Build Process) ☐☐Luxury villas offering excellent investment potential as they are located just 3 minutes away from the newly designed Paphos Marina and 10 minutes away from the city centre. The sandy lagoon beach is on the doorstep and allows swimming even during the winter. The villas offer unobstructed views of the Mediterranean Sea and a private infinity swimming pool. ☐☐- 5 Double bedrooms with ensuite and fitted wardrobes ☐☐- 2 Double bedrooms with ensuite and fitted wardrobes on basement level (basement option) ☐☐- Open plan living – lounge – dining & #82...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **562**

Reference Number **ama003n5f/4**

Property type **House**

Condition **Brand New**

### Amenities

### Location

**Location:** Kissonerga      Region: **Paphos**

Coordinates: **34.825 / 32.4**

## Price: €1 950 000 + VAT

VAT for this property is **€297,635** or **€370,500**. 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>€3 470.00/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: +35723080080 |              |            |                               |

## Price change history

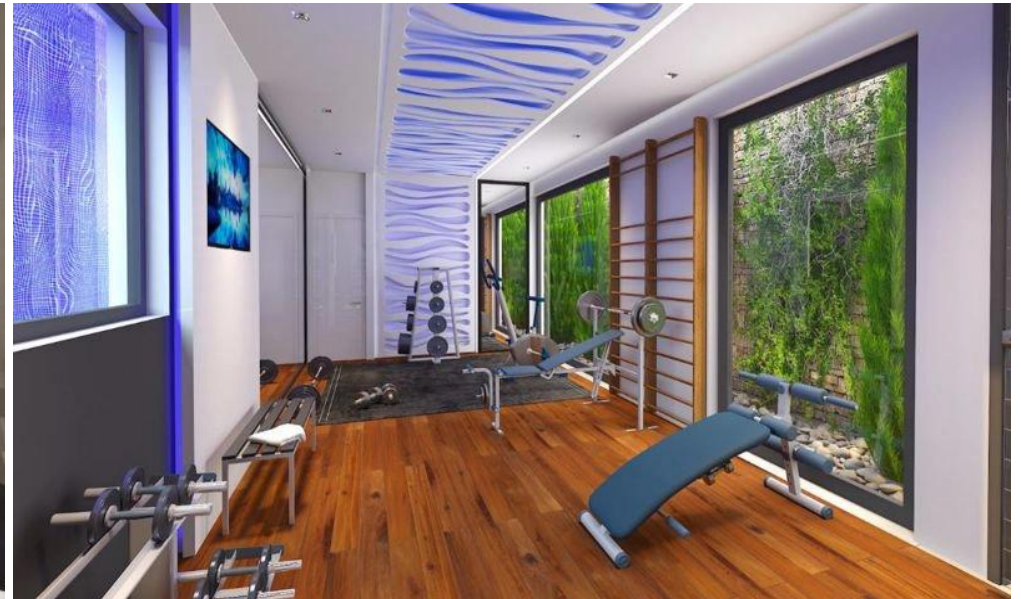
€1 950 000 on Oct 14, 2025















Villa No. 4

Ground floor – garden, pool, kitchen,  
dining room area & en-suite bedroom



**Villa No. 4**  
First floor with 3 en-suite bedrooms



**Villa No. 4**  
Roof Garden

