

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

Villa No. 3A is a unique modern 4-bedroom beachfront villa in Paphos, Cyprus. The villa enjoys large terraces and a private swimming pool with superior finishes and specifications. 

The villa is conveniently located near the Paphos Harbour, the tourist area, the Kings Avenue Mall and various other shops bars and restaurants.

### Property Info

|                   |                  |
|-------------------|------------------|
| Covered Area      | <b>360</b>       |
| Covered Veranda   | <b>11</b>        |
| Uncovered Veranda | <b>141</b>       |
| Furnishing        | <b>Furnished</b> |
| Energy Efficiency | <b>A</b>         |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>611</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9598</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| View             | <b>Sea view</b>  |

### Amenities

- Roof Garden

### Location

**Location:** Kissonerga  
**Coordinates:** **34.825447331006 / 32.391042724982**

Region: **Paphos**

## Price: €2 100 000 + VAT

VAT for this property is **€276,500** or **€399,000**. 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>€5 833.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€2 100 000 on Oct 23, 2025











