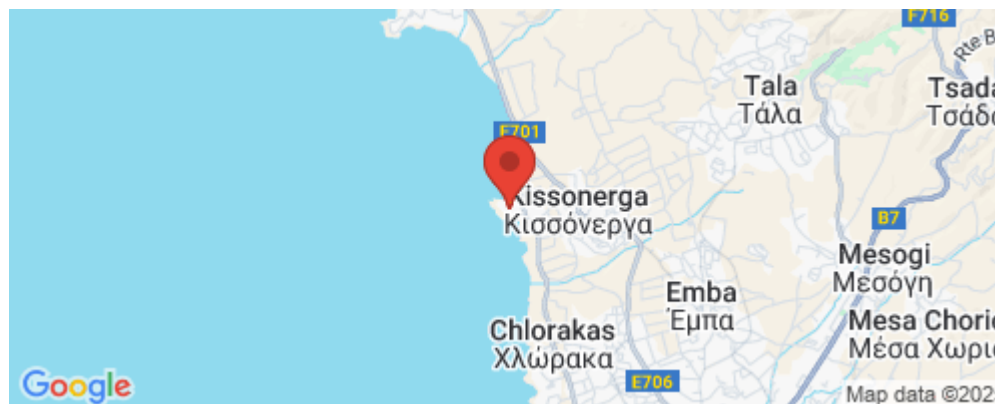


## 353m<sup>2</sup> House for Sale in Kissonerga, Paphos District

For sale: A spacious detached villa in Kissonerga, offering luxury off-plan living on a large plot. The interior covers 353.37 m<sup>2</sup> and includes 10 bedrooms and 11 bathrooms, making it perfect for families or entertaining guests. This unique property also features a private basement, convenient elevator, and gym for a complete lifestyle experience.



Step inside to enjoy a modern open layout, underfloor heating, and a central AC system, ensuring comfort all year round. The energy efficiency A rating provides peace of mind for economical and environmentally friendly living. The villa is perfectly designed with seamless indoor-outdoor flow to your own private swimming pool and landscape...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>353</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>2441</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>20871</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| View             | <b>Sea view</b>  |

### Amenities

- Gym

### Location

**Location:** Kissonerga  
**Coordinates:** **34.823445926709 / 32.390063532729**

**Region:** Paphos

**Price: €13 200 000 + VAT**

VAT for this property is **€1,722,731** or **€2,508,000**. 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>€37 394.00/m<sup>2</sup></b> |                 |             |

**Representative: Purple International Real Estate**

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

**Price change history**

€13 200 000 on Oct 30, 2025



