

## 3 Bedroom House for Sale in Coral Bay, Paphos District

? Luxury 3-Bedroom Villa for Sale in Coral Bay, Paphos



Discover the ultimate Mediterranean lifestyle with this luxury 3-bedroom villa in Coral Bay, Paphos. Located within walking distance of the beach and the famous Coral Beach Resort, this exclusive property blends elegant design, comfort, and stunning sea views.

Set on a 428 m<sup>2</sup> plot, the villa offers around 157 m<sup>2</sup> of covered living space, featuring bright open-plan interiors, large verandas, and private outdoor areas perfect for entertaining or relaxing under the Cyprus sun.

This modern villa includes private parking, landscaped gardens, and an optional swimming pool. Each space is thoughtfully crafted to provide ...

| Property Info |                    | Plot / Area Info |               | Additional info  |                  |
|---------------|--------------------|------------------|---------------|------------------|------------------|
| Covered Area  | <b>157.28</b>      |                  |               | Reference Number | <b>31733</b>     |
| Furnishing    | <b>Unfurnished</b> | Plot area        | <b>428.56</b> | Property type    | <b>House</b>     |
|               |                    |                  |               | Condition        | <b>Brand New</b> |
|               |                    |                  |               | Bathrooms        | <b>2</b>         |

| Amenities | Location  |                       |
|-----------|---|-----------------------|
|           | <b>Location:</b> Coral Bay                            | Region: <b>Paphos</b> |
|           | Coordinates: <b>34.856450226007 / 32.362603043204</b> |                       |

## Price: €998 000 + VAT

VAT for this property is **€56,130** or **€189,620**. 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<br>Price per SQM | <b>None</b><br><b>€6 357.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€998 000 on Nov 5, 2025





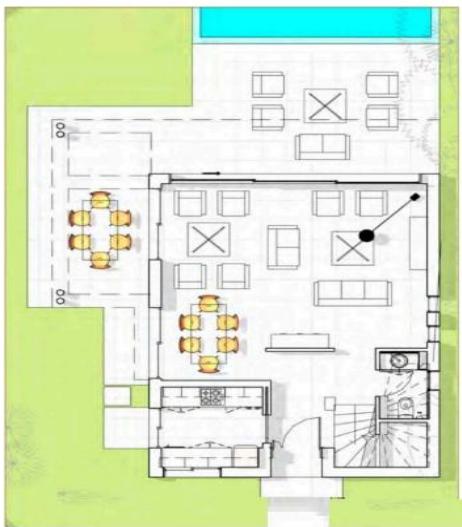








PRELIMINARY GROUND FLOOR PLAN



PRELIMINARY FIRST FLOOR PLAN

