

## 3 Bedroom House for Sale in Episkopi Pafou, Paphos District

This complex of 9 villas is located in Episkopi in Paphos. Each villa has been designed with the attention to detail and built to the standards of quality. The spacious interiors are filled with natural light. The villas feature VRV systems and underfloor heating. The villas are designed with large windows and balconies that offer breathtaking views of the surrounding hills and valleys. The outdoor areas are just as impressive, with lush gardens, private swimming pools, and shaded terraces that are perfect for relaxing. Inside the villas, you will find spacious living areas, modern kitchens, and comfortable bedrooms. The Project has EPC certificate with "B" Energy Efficiency Rat...



### Property Info

Covered Area **198**  
 Covered Veranda **36**

### Plot / Area Info

Plot area **467**

### Additional info

Reference Number **S268-3**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Episkopi Pafou      Region: **Paphos**  
 Coordinates: **34.80024 / 32.51646**

## Price: €495 000 + VAT

VAT for this property is **€41,550** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€495 000 on Jan 15, 2026



