

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

The development is located in the prestigious Sea Caves area in Paphos. It comprises of 13 villas with ample outdoor space, maximum privacy and beautiful views. Some of the features of the complex: Swimming pool Italian manufactured floors 4 bedrooms including a master suite Underfloor heating with water Photovoltaic system with solar panels Electric gate and electric car chargers VRV cooling system, offering customizable climate control High ceilings and high doors in all rooms Spacious living, dining and kitchen area Provisions for external and internal shutters Full thermal insulation Energy-efficient slimline aluminium windows Bathrooms equipped with walk-in showers, safety glass and...



### Property Info

Covered Area **267**  
 Covered Veranda **51**

### Plot / Area Info

Plot area **662**

### Additional info

Reference Number **S333-9**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Kathikas Region: **Paphos**  
 Coordinates: **34.88545 / 32.35949**

## Price: €990 000 + VAT

VAT for this property is **€110,235** or **€188,100**. 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>~€36 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 708.00/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

€990 000 on Jan 22, 2026



