

### 3 Bedroom House for Sale in Paphos - Agios Theodoros

This is a stunning 3-bedroom villa, perfectly situated in the heart of Paphos. Designed with both elegance and functionality in mind, this villa is an ideal blend of modern comfort and style. 

One of its standout features is its prime location. Residents will enjoy quick access to the city’s top amenities, including the renowned Kings Avenue Mall, an array of charming restaurants and bars, and the sun-soaked beaches just minutes away.

Additionally, the proximity to three prestigious universities makes it an excellent choice for families and academics alike.

#### Property Info

Covered Area	<b>153</b>
Covered Veranda	<b>32</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>165</b>
Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>11463</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Paphos - Agios Theodoros      Region: **Paphos**  
**Coordinates:** **34.77091238 / 32.42693068**

## Price: €455 000 + VAT

VAT for this property is **€23,999** or **€86,450**. 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>~€14 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 974.00/m<sup>2</sup></b>		

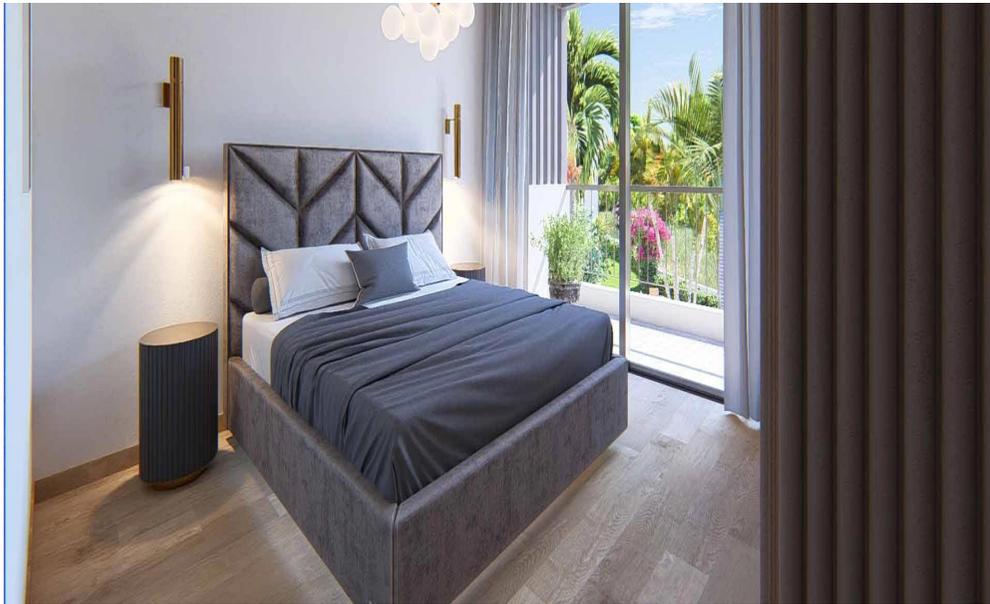
## Representative: RealDeal Estates

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>
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## Price change history

€455 000 on Jan 28, 2026





VILLA TYPE B1  
3 BEDROOM

