

## 4 Bedroom House for Sale in Paphos District

A spacious 4-bedroom villa for sale in Cap St. George, Paphos, just a 3-minute walk from the sandy beach and adjacent to the 5-star Cap St. George Luxury Hotel.

This villa is part of a prestigious resort renowned internationally, offering 24-hour security and concierge, top restaurants, the largest spa on the island, football and tennis facilities, gym, water sports, and children’s playgrounds, providing a luxurious lifestyle with privacy and tranquility.

Set on an 800 sqm plot, the villa has 230 sqm of covered living space over two floors, featuring 4 bedrooms, 4 bathrooms, 4 toilets, a swimming pool, and central heating. Surrounded by mature landscaped gardens, the propert...

### Property Info

Covered Area	<b>230</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>800</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>242002</b>
Property type	<b>House</b>
Construction Year	<b>2018</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

### Amenities

### Location

Region: **Paphos**

## Price: €850 000 + VAT

VAT for this property is **€83,891** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 696.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€850 000 on Jan 30, 2026



