

## 5 Bedroom House for Sale in Paphos District

This exceptional villa on the Eastern Plateau offers panoramic views of the blue Mediterranean Sea and the valley below. Set behind impressive electric iron gates, it provides complete privacy in a prestigious and tranquil location, far from highway noise. Inside, the spacious layout includes open-plan living and dining areas filled with natural light through numerous French doors, alongside a separate modern kitchen equipped with high-quality appliances and granite countertops. X

Across multiple levels, the villa features five double bedrooms, each with en-suite bathrooms and fitted wardrobes. The beautifully designed outdoor space includes a 6×10m heated overflow pool with Roman s...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>389</b>	Plot area	<b>3881</b>	Reference Number	<b>32799</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>

Amenities	Location
• Guest WC	Region: <b>Paphos</b> Coordinates: <b>34.68523402 / 32.60637144</b>

## Price: €4 200 000 + VAT

VAT for this property is **€571,265** or **€798,000**. 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>~€164 600.00</b>		
Title deed	<b>Has Title</b>	Price per SQM	<b>€10 797.00/m<sup>2</sup></b>	Common expenses	<b>None</b>

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€4 200 000 on Feb 14, 2026









