


## 3 Bedroom House for Sale in Paphos District

This is a unique 3-bedroom villa next to a 5-star beach hotel and close to a plethora of Paphos' most popular attractions and amenities, such as the Paphos tourist area, harbour, and the Kings Avenue Mall. 

The villa offers spacious interiors and exteriors, and access to a private swimming pool. Its superior finishes, specifications and unique location provide elite buyers the opportunity to taste the luxury Cyprus Mediterranean lifestyle living.

### Property Info

Covered Area	<b>144</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>52</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>363</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>12231</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Paphos**  
 Coordinates: **34.78853667 / 32.4005916**

## Price: €800 000 + VAT

VAT for this property is **€40,000** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 556.00/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

€800 000 on Mar 11, 2026





**MASTER PLAN**

