


6+ Bedroom House for Sale in Kathikas, Paphos District

Perched high on the serene hills of Peyia, just before Kathikas village, this villa offers a breathtaking, panoramic view over the Paphos coastline. 

Set in an exclusive, peaceful area surrounded by nature, the villa offers total seclusion while being just minutes away from everything: 3-minute drive to the charming village of Kathikas with traditional taverns, local vineyards, and a mini market. 15 minutes to the lively Coral Bay and Peyia with sandy beaches, supermarkets, restaurants, cafés, and all essential amenities. 25-minute drive to the cultural city of Paphos and the breathtaking Akamas Peninsula and Latchi Beaches. Villa Highlights
6 Bedro...

Property Info

Covered Area	350
Floor Number	3
Total Number of Floors	3
Furnishing	Furnished
Heating	Autonomous Heating, Central Heating, Yes

Plot / Area Info

Plot area	3765
Pool	Private, Yes
Parking	Covered, Yes

Additional info

Property type	House
Condition	Pre-Owned
Bathrooms	5+
View	City view, Mountains view, Sea view

Amenities

Location

- Air Conditioning
- Alarm
- Balcony
- BBQ zone
- Fireplace
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Roof Garden
- Spa/Sauna
- Storage room

Location: Kathikas

Region: **Paphos**

Coordinates: **34.90568 / 32.41367**

Price: €1 950 000 + VAT

VAT for this property is **€253,500** or **€370,500**. 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	Excluded	Title transfer fee	~€74 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€5 571.00/m²		

Price change history

€1 950 000 on Apr 16, 2026

