

## 4 Bedroom House for Sale in Kathikas, Paphos District

Located in the picturesque village of Kathikas in the Paphos district, this spacious detached residence offers a peaceful lifestyle surrounded by natural beauty and traditional village charm. The property enjoys a quiet setting approximately 750 meters from the village center and provides convenient access to the Pegeia-Kathikas road, connecting it easily to nearby communities and coastal areas.



Built around 2005, the home is arranged over three levels — basement, ground floor, and first floor — offering generous living spaces ideal for permanent residence, a holiday retreat, or an investment opportunity with strong rental potential.

The ground floor features a bright ...

### Property Info

Covered Area **188**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **2342**

### Additional info

Reference Number **33839**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

#### Location

**Location:** Kathikas                      Region: **Paphos**  
 Coordinates: **34.913486 / 32.426117**

## Price: €220 000 + VAT

VAT for this property is **€17,226** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 170.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€220 000 on May 21, 2026









