

Exclusive Villa No. 6



Exclusive villas is a residential development completed in 2007 and located in Coral Bay, Paphos. The villa is 200m from the sea, 10 minutes' walk to a "Blue-Flag" Coral Bay beach and 2 minutes' walk to restaurants, supermarkets, and other amenities in the area.

The villa is designed thoughtfully with upgraded specification and quality finishes, landscaped gardens and a private swimming pool.

The villa is freehold and has title deeds, it is not subject to VAT and is applicable for a 50% reduction in transfer fees. The villa is not a Re-sale property.

The villa is ideal both for living or as an investment. There is a contract for holiday rentals with a large United Kingdom agency and the villa attracts a gross income of approximately €23,000/per year making it an ideal investment. The rental contract can be easily transferred to the purchaser.

Bedrooms:	3
Bathrooms:	3
Plot Size:	465m ²
Covered Area:	142m ²
Verandah Covered Area:	12m ²
Uncovered Verandah:	54m ²
Garage	21m ²
Swimming Pool (Liner):	8 x 4m
Total Covered Area:	175m²







