

### 3 Bedroom House for Sale in Kouklia, Paphos District

Ground floor house at Aphrodite Hills Kouklia Paphos comprising of an open plan living dining room and kitchen area a guest toilet and 2 bedrooms en suite one of which with a walk in wardrobe. The residence area is 131 sq.m. approx. and has a basement with an additional area of 50 sq.m. approx. and consists of a boiler room and one en suite bedroom. Externally the residence is fenced and there is a private yard with paved areas pergolas BBQ space private overflow swimming pool jacuzzi and a parking area. The property is currently used for holiday let and an advance notice is required for viewing.

#### Property Info

Covered Area	<b>181</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>C</b>

#### Plot / Area Info

Plot area	<b>1322</b>
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#### Additional info

Reference Number	<b>VL21208</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

**Location:** Kouklia Region: **Paphos**

**Price: €660 000 + VAT**

VAT for this property is **€48,825** or **€125,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 646.00/m<sup>2</sup></b>		

**Representative: Nicolaou Estates**

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**Price change history**

€660 000 on Nov 2, 2023



