

## 5 Bedroom House for Sale in Aphrodite Hills, Paphos District

This amazing luxurious villa sits on a large double plot and has been designed and constructed with very high-end finishes. Located on the Western Plateau, it is within walking distance to the village square and offers brilliant views over Hole no.1's green on the splendid PGA National Golf Course in Aphrodite Hills Resort. ✕

This magnificent villa has been designed to maximise the space throughout offering 2 beautiful living areas, dining areas, a large fully equipped kitchen with pantry complete with quality fixtures and fittings and modern conveniences. Upon entering the villa, one will notice the neutral colours & tones with double glazed windows throughout.

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### Property Info

Covered Area	<b>295</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2835</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-123377</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

- Guest WC

### Location

**Location:** Aphrodite Hills                      Region: **Paphos**  
Coordinates: **34.68523402 / 32.60637144**

## Price: €2 450 000 + VAT

VAT for this property is **€291,093** or **€465,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 305.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€2 450 000 on Jul 15, 2023







