


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

This is a beautiful 3-bedroom Junior Villa located on the Alexander Heights complex of the Aphrodite Hills Resort. This fantastic property is tastefully  decorated in neutral tones with contrasting flashes of colour and has modern fixtures and fittings throughout.

This Junior Villa offers spacious living areas and comes fully equipped with modern kitchen appliances, brand new fixtures, and a luxury finish to match. Crema Marble flooring can be seen throughout the living, dining, Italian kitchen Style design and bathroom areas with parquet flooring in the bedrooms. The Junior Villa features one double bedroom en-suite and two further bedrooms sharing a bathroom with fantastic pool and...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>187</b>                     |
| Furnishing       | <b>Unfurnished</b>             |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>497</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>H-123434</b>  |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- BBQ zone

### Location

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

## Price: €1 250 000 + VAT

VAT for this property is **€97,126** or **€237,500**. 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>~€46 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 684.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€1 250 000 on Jul 15, 2023













