

## 4 Bedroom House for Sale in Kouklia Pafou, Paphos District

Magnificent villa for sale in Aphrodite Hills, Paphos



A beautiful, well-kept villa located in the prestigious area of Aphrodite Hills found in a quiet, family-oriented neighbourhood, providing security, safety, and peace. Although it is just a short drive from amenities, to the highway. In the area you can find kids playground, tennis court, golf court, restaurant.

The villa consists of large outdoor areas, with a beautiful large garden, lawn, a swimming pool and a barbecue area. The villa is offered fully furnished. This is an excellent choice for a family to enjoy large indoor and outdoor living areas.

It is built on a large plot of 1795m<sup>2</sup>, it has a total covered area...

### Property Info

Covered Area	<b>217</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1765</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>51933</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Kouklia Pafou  
**Coordinates:** **34.69219844728 / 32.61449640293**

Region: **Paphos**

## Price: €2 835 000 + VAT

VAT for this property is **€264,295** or **€538,650**. 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>~€110 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 065.00/m²</b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
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## Price change history

€2 835 000 on Mar 22, 2024











