

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

Beautiful 3-bedroom villa in Paphos, south-facing site offering fabulous sea views and is just a short stroll from the Village Square shops and restaurants and the sports and leisure amenities of the resort.

The villa resides in a plot area of 455 sq.meters with an internal area of 215 sq.meters. Villa is fully furnished and equipped.

The interior of the villa is stylish and contemporary and offers light and airy open plan living areas.

Attention to detail is evident everywhere with the highest quality Italian-style kitchen units, lavish marble bathrooms and marble or parquet flooring throughout.

The impressive entrance opens into the spacious open plan living/dini...

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>215</b>       |
| Furnishing       | <b>Furnished</b> |
| Heating          | <b>Yes</b>       |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>455</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>44146</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Garden

### Location

**Location:** Aphrodite Hills Region: **Paphos**

## Price: €1 300 000 + VAT

VAT for this property is **€120,023** or **€247,000**. 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>~€48 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 047.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|                                          |              |            |                                                                    |
|------------------------------------------|--------------|------------|--------------------------------------------------------------------|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |                                                                    |

## Price change history

€1 300 000 on May 24, 2024







