

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

For rent a modern 3-bedroom villa with a swimming pool and garden. Sea view. Furnished and equipped with everything necessary for life. Air conditioning in all rooms. Fireplace in the living room. Large covered barbecue area. Private heated swimming pool and Jacuzzi. Pool cleaning and garden maintenance are included in the price. Outdoor parking. Security alarm and access control. Energy efficiency Class A. Electricity and water bills are paid separately. The villa is located in the area of the largest golf resort Aphrodite Hills, near the village of Kouklia, within walking distance of the shops and restaurants of Village Square, as well as sports and entertainment facilities of the resor...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>185</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>111800</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

#### Location

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

## Price: €1 300 000 + VAT

VAT for this property is **€99,432** 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>€7 027.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€1 300 000 on Sep 26, 2024



