

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

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 are you can find kids playground, tennis court, golf court, restaurant. Villa has 5 bedrooms and 6 bathrooms, plus a separate guest house with 1 bedroom and its own bathroom. Villa has central air conditioning, underfloor heating and hot water, cameras and security system, fireplace. All bedrooms have their own bathrooms. The villa consists of large outdoor areas, with a beautiful large garden, lawn, heated swimming pool with cover, bbq area. The villa...



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>300</b>            |
| Covered Veranda   | <b>50</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>3000</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>233057</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

#### Location

**Location:** Aphrodite Hills      Region: **Paphos**  
**Coordinates:** **34.6849836 / 32.6136146**

## Price: €3 300 000 + VAT

VAT for this property is **€396,000** or **€627,000**. 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>~€128 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€11 000.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€3 300 000 on Sep 28, 2024





