

## 160m<sup>2</sup> Building for Sale in Aphrodite Hills, Paphos District

Combined investment, 2 villas fully furnished, along with the existing rental agreements. Both properties providing a total net investment yield of 4.8%. This presents a lucrative opportunity for buyers seeking a high-performing real estate investment with established rental income in a premium location. The villas are identical beautifully furnished, spacious villas close to the golf resort facilities with three en-suite bedrooms, private pool (with heating available) and stunning ravine and sea views. With a removable pool safety fence and access to the Resorts communal facilities and play area. The villas are furnished with high standard fixtures & fittings, which giv...

### Property Info

Covered Area	<b>160</b>
Covered Veranda	<b>20</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>554</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>54466</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

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

## Price: €1 450 000 + VAT

VAT for this property is **€85,188** or **€275,500**. 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>~€54 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 063.00/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>
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## Price change history

€1 450 000 on Oct 17, 2024













