


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

This two storey detached villa is located within the prestigious Aphrodite Hills Golf Resort & Spa in Kouklia Municipality, Paphos District. 

The villa has a total covered area 226 sqm (covered verandas included) and total land area of 1.468 sqm. It comprises an open plan living room, dining room and kitchen and guest toilet on the ground floor and two en-suite master bedrooms and uncovered verandas of 15 sqm on the first floor. There is also a basement with laundry room (used as a bedroom), shower and storage area.

The villa also includes a private overflow swimming pool, a barbeque area, a landscaped garden and an uncovered parking place.

Aphrodite Hills is a ...

### Property Info

Covered Area **226**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **1468**  
Parking **No**

### Additional info

Reference Number **17346**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2019**  
Bathrooms **2**

### Amenities

#### Location

**Location:** Aphrodite Hills Kouklia

Coordinates: **34.684306560631 / 32.610654832736**

Region: **Paphos**

## Price: €839 000 + VAT

VAT for this property is **€81,450** or **€159,410**. 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>~€30 160.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 712.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€839 000 on Sep 24, 2023

