

## 4 Bedroom House for Sale in Paphos District

Conveniently situated in the centre of all amenities, Dionysus Greens is one of the most privileged developments of Aphrodite Hills Resort. Due to its prime location and state of the art features and finishes, this project offers the highest level of Mediterranean lifestyle. Dionysus Greens is located right next to the PGA National Cyprus Golf Course and is within walking distance to the Resort's facilities which include the Tennis and Football Academies, PGA National Golf Course, the Retreat Spa plus numerous bars, restaurants and shops. The perfect location for a perfect property.



Set in the heart of the Resort, the design of each villa proudly retains a unique element of priva...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>364</b>            |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>753</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>234103</b>    |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>4</b>         |

### Amenities

### Location

Region: **Paphos**  
 Coordinates: **34.687241659765 / 32.606612886323**

## Price: €1 830 000 + VAT

VAT for this property is **€242,123** or **€347,700**. 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>~€69 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 027.00/m²</b> |                 |             |

## Representative: MySpace

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

## Price change history

€1 830 000 on Jan 15, 2025











