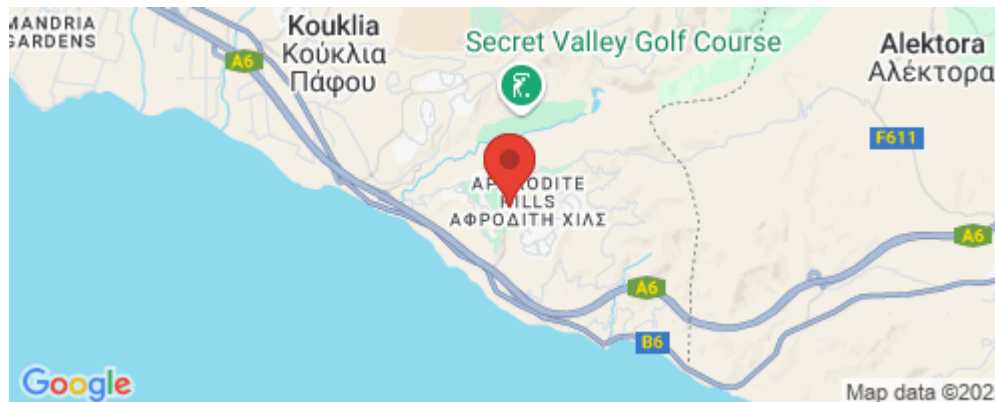


### 3 Bedroom House for Sale in Aphrodite Hills Kouklia, Paphos District

This fantastic 3 bedroom villa is located in the Award Winning Aphrodite Hills Resort. Situated in the beautifully landscaped Hestiades Greens, overlooking the fantastic PGA Golf Course with views over hole no.1, this property not only offers fantastic scenery over the golf but is only a short walk away from the beautiful village square, Golf Club and Retreat Spa.



The entire property is decorated in neutral tones with colourful highlights and modern fixtures and fittings throughout. Marble flooring is seen throughout the living, dining and kitchen areas of the property with the bedrooms offering parquet flooring, fitted wardrobes and bedside cabinets.

This property has...

#### Property Info

Covered Area	<b>186</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>No</b>

#### Additional info

Reference Number	<b>4258</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

#### Amenities

- Pool

#### Location

**Location:** Aphrodite Hills Kouklia      Region: **Paphos**  
**Coordinates: 34.6840753 / 32.6103714**

**Price: €580 000 + VAT**

VAT for this property is **€44,716** or **€110,200**. 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>~€19 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 118.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€580 000 on Sep 24, 2023

