

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

We are very proud to present this magnificent super luxury villa on the prestigious Aphrodite Hills Golf Resort.



This fabulous 5 Bedroom, 5 Bath detached villa is set on a grand double plot of 2680 m2 sitting on the edge of the 4th fairway of the championship golf course. Upon entering the villa you are greeted with a spectacular lounge with high ceilings, a stunning wood burning fireplace and floor to ceiling glass patio doors letting in ample light. To the right you will find a 2nd lounge and a spacious, modern kitchen diner with separate utility area and all the latest mod cons. The ground floor also incorporates a guest cloakroom and a spacious bedroom with en-suite. Halfway u...

### Property Info

Covered Area	<b>316</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2680</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>1798</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Aphrodite Hills  
**Coordinates:** **34.683011384853 / 32.617531939322**

Region: **Paphos**

## Price: €2 495 000 + VAT

VAT for this property is **€308,243** or **€474,050**. 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>~€96 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 896.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€2 495 000 on May 2, 2025



















