

4 Bedroom House for Sale in Aphrodite Hills, Paphos District

We are pleased to present to you an outstanding luxury villa on the exclusive 5-Star Aphrodite Hills Golf and Leisure Resort in Cyprus.



This rare 3/4 Bed luxury villa is positioned on the western plateau of the resort, on a plot of over 1400 m2 and is only just a few minutes' walk to the wonderful amenities this world class resort has to offer.

Entering this magnificent villa, you are greeted with a very spacious, double height lounge/diner with full glass, solid wood doors letting in ample light. To the left there is a modern kitchen with granite worktops and all the latest brand appliances. The ground floor also has the added benefit of a spacious bedroom with luxury fit...

Property Info

Covered Area	200
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1427
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	4085
Property type	House
Condition	Pre-Owned
Bathrooms	3
View	Sea view

Amenities

Location

Price: €1 990 000 + VAT

VAT for this property is **€169,150** or **€378,100**. 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	Excluded	Title transfer fee	~€76 200.00	Common expenses	None
		Price per SQM	€9 950.00/m²		

Representative: Purple International Real Estate

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Price change history

€1 990 000 on May 2, 2025



















