

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

This rare 3 Bed luxury villa is positioned on the ever popular western plateau of the resort, on a plot of over 1350 m2 and is only just a few minutes' walk to the wonderful amenities this world class golf resort has to offer. Entering this magnificent villa, you are greeted with a very spacious, lounge/diner with full glass, solid wood doors letting in ample light around. To the left there is a modern kitchen with granite worktops and all the latest brand appliances fully fitted in. The villa has the added benefit of all being on one floor making it very unique and rare. To the left you will find a spacious bedroom with luxury fitted wardrobes and doors leading out to the stunning terr...



### Property Info

Covered Area	<b>200</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1350</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>18386</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Gym

### Location

**Location:** Aphrodite Hills

Coordinates: **34.686018869311 / 32.61184789068**

Region: **Paphos**

## Price: €1 895 000 + VAT

VAT for this property is **€161,075** or **€360,050**. 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>~€72 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 475.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€1 895 000 on May 2, 2025





Purple International Real Estate



Purple International Real Estate



Purple International Real Estate















Purple International Real Estate



Purple International Real Estate



Purple International Real Estate



Purple International Real Estate











