

## 3 Bedroom House for Sale in Paphos District

For sale: This elegant villa offers 165 m<sup>2</sup> of comfortable living space in the heart of the sought-after Kouklia – Aphrodite Hills area. Thoughtfully designed, the property features three spacious bedrooms, providing practical space for families or guests. The bright, open-plan living and dining area flows smoothly into a modern kitchen, making it ideal for both entertaining and every-day living.



Step outside and enjoy your own private swimming pool, perfect for relaxing and enjoying the peaceful surroundings. The villa is set in a secure, well-maintained neighborhood that combines the tranquillity of nature with easy access to a range of amenities. Kouklia – Aphrodite Hills is...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>165</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>453</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>27135</b> |
| Property type    | <b>House</b> |

### Amenities

- BBQ zone

### Location

Region: **Paphos**  
Coordinates: **34.692923199249 / 32.596030298295**

## Price: €1 300 000 + VAT

VAT for this property is **€81,545** or **€247,000**. 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>~€48 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 879.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 300 000 on Aug 22, 2025













