

### 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 **165**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **453**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **27135**  
 Property type **House**  
 Condition **Pre-Owned**

#### 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**

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**Price change history**

€1 300 000 on Aug 22, 2025







