

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

For sale: exclusive 2+1 bungalow in the prestigious golf resort Aphrodite Hills, Paphos — the perfect combination of luxury, comfort, and absolute security. Two bedrooms are located on the main level, while the lower ground floor features separate guest or staff accommodation. The total covered area is 169 m², and the plot size is 1,322 m². The property boasts a heated swimming pool, jacuzzi, sauna, 10 kW solar panels, and a CCTV system. Fully furnished with brand-new Italian furniture. Aphrodite Hills offers an 18-hole PGA National Championship golf course, restaurants, spa, tennis courts, shops, and extensive green areas. A quiet, gated community with no construction nearby, accessi...

Property Info

Covered Area	200
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	171466
Property type	House
Condition	Pre-Owned
Bathrooms	3

Amenities

Location

Location: Aphrodite Hills Kouklia Region: **Paphos**

Price: €2 000 000 + VAT

VAT for this property is **€170,000** or **€380,000**. 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	Excluded	Title transfer fee	~€76 600.00	Common expenses	None
		Price per SQM	€10 000.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
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Price change history

€2 000 000 on Sep 16, 2025

