

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		Plot / Area Info		Additional info	
Covered Area	200			Reference Number	171466
Furnishing	Furnished	Parking	Covered, Yes	Property type	House
Energy Efficiency	A			Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Bathrooms	3

Amenities Location

Location: Aphrodite Hills Kouklia Region: Paphos



Price: €1 800 000 + VAT

VAT for this property is €153,000 or €342,000. 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 ~€68 600.00

Price per SQM €9 000.00/m²

Common expenses None

Representative: DOM Real Estate

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Price change history

€2 000 000 on Sep 16, 2025 €1 800 000 on Oct 18, 2025









