

## 6+ Bedroom House for Sale in Aphrodite Hills Kouklia, Paphos District

Luxury villa with 5 bedrooms and a swimming pool for sale in Aphrodite Hills, Paphos, located on a plot of 1811 m2. Spacious living room, dining room and kitchen, master bedroom with bathroom and large dressing room. There is a gym. Underfloor heating using two heat pumps, one for the floor and one for hot water on all floors (basement, first floor and second floor) – LG VRV air conditioners in the house and much more.

### Property Info

Covered Area **873**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **163509**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **5+**

### Amenities

### Location

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

## Price: €7 200 000 + VAT

VAT for this property is **€1,194,804** or **€1,368,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 247.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€7 200 000 on Sep 16, 2025

