

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

4-bedroom villa available in Aphrodite Hills, Paphos, boasting a total area of 321m². Revel in breathtaking sea views from the covered veranda (35m²) and two additional uncovered verandas (60m²). The property features 3 bathrooms, a guest toilet, and a basement room for washing. Enjoy luxury amenities such as a one-person sea-view jacuzzi and a two-person sauna. Security is paramount with an alarm system and 2 alarm buttons. Additional perks include central diesel heating, internet, double door/window glasses with anti-breakage cover, and 2 parking spaces. Located in a prestigious resort with golf, tennis, horse riding, 5-star hotel, and various amenities.

Property Info

Covered Area	286
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	154936
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 **€233,147** 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	€6 993.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€2 000 000 on Sep 16, 2025

