

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

4-bedroom villa available in Aphrodite Hills, Paphos, boasting a total area of 321m<sup>2</sup>. Revel in breathtaking sea views from the covered veranda (35m<sup>2</sup>) and two additional uncovered verandas (60m<sup>2</sup>). 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	<b>286</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>154936</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 993.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€2 000 000 on Sep 16, 2025

