

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

Luxury golf villas with panoramic sea views, located just a 10-minute drive from the vibrant town of Pafos. With its convenient location, just 8 minutes from the airport and 30 minutes from the bustling Limassol lifestyle, these villas offer the perfect balance between privacy and accessibility. The villas are located in the prestigious golf community, in the Venus Rock area, and provide a unique opportunity to purchase luxury real estate. Every morning you will be greeted by breathtaking panoramic sea views. Nearby there are world-class amenities: pristine beaches, fine restaurants, vibrant nightlife and high-end shops.

Property Info

Covered Area	141
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	No

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	148255
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

Location

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

Price: €545 000 + VAT

VAT for this property is **€27,250** or **€103,550**. 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	None	Common expenses	None
		Price per SQM	€3 865.00/m²		

Representative: DOM Real Estate

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

Price change history

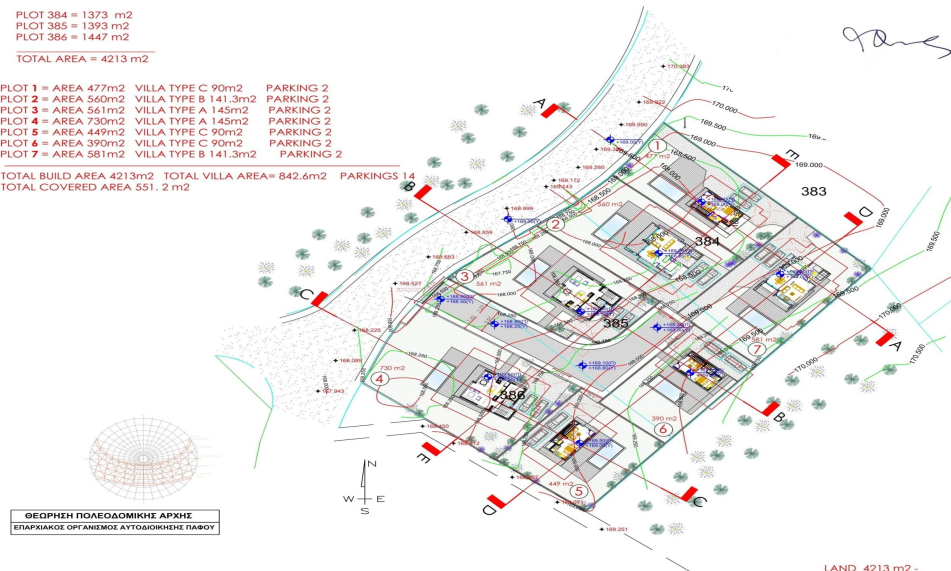
€545 000 on Sep 16, 2025



PLOT 384 = 1373 m²
PLOT 385 = 1393 m²
PLOT 386 = 1447 m²
TOTAL AREA = 4213 m²

PLOT 1 = AREA 477m² VILLA TYPE C 90m² PARKING 2
PLOT 2 = AREA 560m² VILLA TYPE B 141.3m² PARKING 2
PLOT 3 = AREA 561m² VILLA TYPE A 145m² PARKING 2
PLOT 4 = AREA 730m² VILLA TYPE A 145m² PARKING 2
PLOT 5 = AREA 449m² VILLA TYPE C 90m² PARKING 2
PLOT 6 = AREA 390m² VILLA TYPE C 90m² PARKING 2
PLOT 7 = AREA 581m² VILLA TYPE B 141.3m² PARKING 2

TOTAL BUILD AREA 4213m² TOTAL VILLA AREA= 842.6m² PARKINGS 14
TOTAL COVERED AREA 551.2 m²



LAND 4213 m² -
Buildable -> 20% = 842.6 m²
Coverage -> 15% = 631.9m²

ΦΕΩΡΗΤΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ
ΕΠΑΡΧΙΑΚΟΣ ΟΡΓΑΝΙΣΜΟΣ ΑΥΤΟΔΙΟΙΚΗΣΗΣ ΠΑΦΟΥ

