

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

For sale is a perfect, luxurious 3 bedroom villa, originally furnished and equipped to a very high standard and located in an excellent location on the newly built Alexander Heights. This picturesque south-facing plot offers stunning sea views and is just a short walk from the Village Square shops and restaurants, as well as the resort's sports and entertainment facilities. The stylish and modern interior of the villa offers bright and spacious open-plan living rooms. Attention to detail is evident everywhere: Italian-style kitchen sets of the highest quality, luxurious marble bathrooms and marble or parquet floors everywhere. Heated swimming pool and Jacuzzi.

Property Info		Plot / Area Info		Additional info	
Covered Area	205			Reference Number	147385
Furnishing	Furnished			Property type	House
Energy Efficiency	N/A	Parking	Covered, Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Bathrooms	3

Amenities	Location
	Location: Aphrodite Hills Kouklia Region: Paphos

Price: €1 300 000 + VAT

VAT for this property is **€113,829** or **€247,000**. 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 Price per SQM	~€48 600.00 €6 341.00/m²	Common expenses	None
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Representative: DOM Real Estate

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

€1 300 000 on Sep 16, 2025



