

## 2 Bedroom House for Sale in Aphrodite Hills, Paphos District

For sale: This elegant detached villa offers comfortable living in the highly sought-after Aphrodite Hills area. With a spacious internal size of 140 m2, the villa features two bedrooms and three bathrooms, making it ideal for couples, small families, or those looking for a holiday retreat.



The property is fully furnished and includes underfloor heating throughout, ensuring comfort all year round. The layout is bright and modern, with large windows and open living spaces. Step outside to your private swimming pool and enjoy views of the beautifully landscaped gardens. Residents also have access to a well-equipped gym, perfect for active lifestyles.

Aphrodite Hills is a pres...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating	140 Underfloor Heating, Yes	Plot area Pool	326 Yes	Reference Number Property type	20534 House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition Bathrooms	Pre-Owned 3

Amenities Location

• Gym

Location: Aphrodite Hills
Region: Paphos

Coordinates: 34.678124341192 / 32.610291570367



Price: €1 050 000 + VAT

VAT for this property is €52,500 or €199,500. 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 ~€38 600.00

Price per SQM €7 500.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€1 200 000 on Sep 18, 2025 €1 050 000 on Nov 7, 2025

































