

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

Covered Area	140
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Gym

Location

Location: Aphrodite Hills  
Coordinates: 34.678124341192 / 32.610291570367

Plot / Area Info

Plot area	326
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	20534
Property type	House
Condition	Pre-Owned
Bathrooms	3

Region: Paphos

## Price: €1 200 000 + VAT

VAT for this property is **€60,000** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 571.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€1 200 000 on Sep 18, 2025





















