

### 3 Bedroom House for Sale in Paphos District

This exquisite 3-bedroom villa in the prestigious Aphrodite Hills golf resort is nestled on a south-facing site, boasting breathtaking sea views. It is a mere stroll away from the Village Square’s shops, restaurants, and the resort’s sports and leisure amenities. Fully furnished and equipped, this residence exudes sophistication.



The interior showcases stylish and contemporary design with light-filled open-plan living areas. Attention to detail is evident everywhere, with the highest quality Italian-style kitchen units, lavish marble bathrooms, and marble or parquet flooring. The impressive entrance leads to the spacious open-plan living/dining area, which features sets ...

#### Property Info

Covered Area	<b>185</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>20</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>455</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>8569</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

Region: **Paphos**  
 Coordinates: **34.683376 / 32.604891**

## Price: €1 300 000 + VAT

VAT for this property is **€99,432** 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	<b>Excluded</b>	Title transfer fee	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 027.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 300 000 on Oct 8, 2025









