

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	185
Covered Veranda	20
Uncovered Veranda	20
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

Location

Region: Paphos  
Coordinates: 34.683376 / 32.604891

Plot / Area Info

Plot area	455
Pool	Yes

Additional info

Reference Number	8569
Property type	House
Condition	Pre-Owned
Construction Year	2018
Bathrooms	3

## 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

















