

## 5 Bedroom House for Sale in Paphos District

Nestled in a prestigious Aphrodite Hills, this stunning villa offers luxury living with breathtaking sea views. Designed for seamless indoor-outdoor flow, the expansive living spaces bathe in natural light, featuring elegant finishes and high-end detailing throughout. The gourmet kitchen is equipped with premium appliances, sleek cabinetry, and a functional island ideal for entertaining family and friends. The villa's bedrooms are generously sized, with the serene primary suite boasting a private balcony, spa-like ensuite, and abundant wardrobe space. Beyond the interior, an array of wellness and leisure amenities elevates daily living. Enjoy a fully equipped gym and a rejuvenating saun...



### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>479</b>                     |
| Covered Veranda  | <b>105</b>                     |
| Furnishing       | <b>Partially furnished</b>     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>1370</b>           |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>14283</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2011</b>      |
| Bathrooms         | <b>5+</b>        |

### Amenities

- Parking

### Location

Region: **Paphos**  
Coordinates: **34.686227 / 32.613515**

## Price: €3 790 000 + VAT

VAT for this property is **€553,941** or **€720,100**. 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>~€148 200.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 912.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€3 790 000 on Oct 9, 2025



























