

## 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



























