

### 3 Bedroom House for Sale in Aphrodite Hills, Paphos District

Reference ID: #SA30775 Price details: €1,300,000 Beautiful 3 bedroom villa in Kouklia area, Pafos district, south-facing site offering fabulous sea views and is just a short stroll from the Village Square shops and restaurants and the sports and leisure amenities of the resort. The villa resides in a plot area of 455 sq.meters with an internal area of 215 sq.meters. Villa is fully furnished and equipped. The interior of the villa is stylish and contemporary and offers light and airy 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 throughout. The impressive entrance ope...



#### Property Info

Covered Area	<b>185</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>20</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>455</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA30775</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>3</b>

#### Amenities

- Storage room

#### Location

**Location:** Aphrodite Hills Region: **Paphos**  
 Coordinates: **34.683119111202 / 32.611658442253**

## 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: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 300 000 on Oct 19, 2023





