

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

Reference ID: #SA28393Price details: €2,895,000Villa is a unique, bespoke, front-line 3-bed + maids room villa. It is 5 years old and is fully furnished and equipped. This beautiful villa sits on a large plot of 1570 m2 on the famous golf resort. Entering the villa from the main doors you enter a lovely lounge area with full glass doors letting in ample light making it light and airy. The property comprises three deluxe en-suite double bedrooms, an independent studio apartment, spacious open plan dining and living areas, plus a study and wine cellar all spread over three levels. Ground Floor Elevated Teak Entry Deck· Sunken Lounge with full sea views and ba...

Property Info		Plot / Area Info		Additional info	
Covered Area	373			Reference Number	SA28393
Total Number of Floors	2	Plot area Pool	1570 Yes Covered, Yes	Property type Condition Construction Year	House Pre-Owned 2017
Furnishing	Furnished				
Energy Efficiency	N/A	Parking			
Heating	Underfloor Heating, Yes	Parking		Bathrooms	5+
Air Conditioning	All rooms, Yes			Datiliouilis	ЭŦ

#### **Amenities**

• Storage room

### Location

Location: Aphrodite Hills Region: Paphos



Price: €2 895 000 + VAT

VAT for this property is €387,061 or €550,050. 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	Excluded	Title transfer fee	~ <b>€112 400.00</b>	Common expenses	Nama
		Price per SOM	€7 761.00/m <sup>2</sup>		None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
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# **Price change history**

€2 895 000 on Oct 19, 2023

















