

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

This 3-bedroom villa is located in the prestigious East Plateau of Aphrodite Hills Golf Resort — a peaceful area known for its large plots, privacy, and absence of apartment buildings. Originally built in 2017 and completely renovated in 2025, the villa offers a perfect balance of timeless natural materials and modern technology. It features new electrical and plumbing systems, Italian furniture, and BOSCH appliances, along with solid oak and marble finishes. The property includes a heated 10×5 m pool, jacuzzi, sauna, and two pergolas, one with a built-in BBQ area. Additional comforts include EV charging, reverse osmosis water filtration, CCTV, and high-speed fiber internet. Wi...

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area **197**  
 Covered Veranda **28**

Plot area **1322**

Reference Number **B455-**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**

**Amenities**

**Location**

**Location:** Aphrodite Hills      Region: **Paphos**  
 Coordinates: **34.68107 / 32.61876**

## Price: €1 800 000 + VAT

VAT for this property is **€150,122** or **€342,000**. 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>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 137.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€1 800 000 on Oct 25, 2025







