

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

Reference ID: #20300 Price details: €2,198,000 +VAT The properties feature high quality Italian-style kitchens, granite worktops and integrated, stainless steel-finish appliances, along with Crema Royal Marble shower rooms and marble or parquet flooring throughout. Concealed dual air conditioning and provision for under floor heating. The Villas also feature a versatile lower ground with utility and storage rooms, a shower room and a further room which could be used as an additional bedroom, playroom or den. **GROUND FLOOR** Making an entrance through double doors, one enters a spacious hall offering a convenient guest cloak room with a sweeping staircase leading to the first floor. Beyond this...



### Property Info

Covered Area	<b>318</b>
Covered Veranda	<b>35</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>767</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>20300</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Garden

### Location

**Location:** Aphrodite Hills  
**Coordinates:** **34.686613193676 / 32.606235313922**

Region: **Paphos**

## Price: €2 198 000 + VAT

VAT for this property is **€272,469** or **€417,620**. 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>~€84 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 912.00/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: <b>+35777000111</b>			

## Price change history

€2 198 000 on Oct 19, 2023





