

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

For sale is a modern 3-bedroom villa with a swimming pool and a garden. Sea view. It is furnished and equipped with everything necessary for life. Air conditioning in all rooms. Fireplace in the living room. Large covered barbecue area. Private heated swimming pool and Jacuzzi. Outdoor parking. Security alarm and access control. Energy efficiency class A. The villa is located in the area of the largest golf resort Aphrodite Hills, near the village of Kouklia, within walking distance of the shops and restaurants of Village Square, as well as sports and entertainment facilities of the resort.

### Property Info

Covered Area	<b>185</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>187309</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Aphrodite Hills Kouklia Region: **Paphos**

## 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/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€1 300 000 on Nov 11, 2025



