

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	Plot / Area Info		Additional info	
Covered Area	185		Reference Number	187309
Furnishing	Furnished		Property type	House
Energy Efficiency	A	Parking	Condition	Pre-Owned
Air Conditioning	All rooms, Yes		Bathrooms	3

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	Excluded	Title transfer fee Price per SQM	~€48 600.00 €7 027.00/m²	Common expenses	None
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Representative: DOM Real Estate

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

Price change history

€1 300 000 on Nov 11, 2025



