

## 3 Bedroom House for Sale in Paphos District

Set within the exclusive East Plateau of Aphrodite Hills Golf Resort, this fully renovated three-bedroom villa enjoys one of the most private and spacious settings in the resort, completely free from neighboring apartment buildings. Here, space, tranquility, and a sense of seclusion define everyday living. X

Originally completed in 2017 and comprehensively refurbished in 2025, the villa has been reimagined with a refined balance of timeless elegance and modern technology. Natural materials such as solid oak and marble are paired with contemporary upgrades, including solar panels, electric vehicle charging, a reverse osmosis water system, and premium integrated appliances.

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### Property Info

Covered Area	<b>193</b>
Covered Veranda	<b>24</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1322</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>16003</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>3</b>

### Amenities

- Fireplace

### Location

Region: **Paphos**  
Coordinates: **34.68115 / 32.618923**

## Price: €1 800 000 + VAT

VAT for this property is **€146,145** 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 Price per SQM	<b>~€68 600.00</b> <b>€9 326.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 800 000 on Jan 17, 2026













