

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

This elegant three-bedroom villa is situated in the highly sought-after Alexander Heights area, occupying a south-facing plot with open sea views. The location offers immediate access to the village square with shops and restaurants, as well as nearby sports and leisure facilities, all within a short walking distance. The property is fully furnished and equipped, allowing for immediate use or rental. The villa is complemented by a mature landscaped garden with dedicated outdoor leisure areas and a private heated swimming pool. Modern systems and smart home technologies are integrated throughout the property, ensuring comfort, functionality and contemporary living standards. The residence ... ✖

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>217</b>	Plot area	<b>455</b>	Reference Number <b>B708</b>
Covered Veranda	<b>42</b>			Property type <b>House</b>

Amenities	Location
	<b>Location:</b> Aphrodite Hills
	Region: <b>Paphos</b> Coordinates: <b>34.6832 / 32.60482</b>

## Price: €1 300 000 + VAT

VAT for this property is **€121,194** 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 Price per SQM	<b>~€48 600.00</b> <b>€5 991.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€1 300 000 on Jan 31, 2026









