

## 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

Covered Area  
Covered Veranda

**217**  
**42**

### Plot / Area Info

Plot area

**455**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**B708**  
**House**  
**Pre-Owned**  
**3**

### Amenities

### Location

**Location:** Aphrodite Hills      Region: **Paphos**  
Coordinates: **34.6832 / 32.60482**

## 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	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 991.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€1 300 000 on Jan 31, 2026

















