

## 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 **205**  
Covered Veranda **40**

### Plot / Area Info

Plot area **455**

### Additional info

Reference Number **B709**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location

**Location:** Aphrodite Hills      Region: **Paphos**  
Coordinates: **34.68331 / 32.60474**

**Price: €1 300 000 + VAT**

VAT for this property is **€113,829** 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>€6 341.00/m<sup>2</sup></b>		

**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>
Phone: <b>+35725059360, +35797544416</b>			

**Price change history**

€1 300 000 on Jan 31, 2026













