

2 Bedroom House for Sale in Aphrodite Hills Kouklia, Paphos District

Villa for Sale in an Exclusive Resort & Golf Club, Cyprus (Southern European part of the island).



Located in the prestigious Aphrodite Hills resort, this property is situated within a vast area offering world-class amenities, ranging from luxury SPA centers and fine dining restaurants to professional golf courses. All infrastructure is within walking distance. The resort is ideally positioned between the two largest tourist hubs, Paphos and Limassol—each just a 25-minute drive away. The nearest public beach is a 10-15 minute drive, and there is a secluded “wild” beach with easy sea access right at the foot of the hill.

Villa Details:

Layout: Two bedroom...

Property Info

Covered Area	326
Floor Number	0
Total Number of Floors	2
Furnishing	Furnished
Floor Type	Ceramic
Heating	Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	326
Pool	Private, Yes
Parking	Covered, Yes

Additional info

Property type	House
Condition	Pre-Owned
Construction Year	2024
Bathrooms	3
View	Sea view
Complex	Aphrodite Hills - 2 Bedroom Junior Villa

Amenities

- Air Conditioning
- Alarm
- Balcony
- BBQ zone
- Garden
- Heating
- Parking
- Pool
- Storage room

Location

Location: Aphrodite Hills Kouklia Region: **Paphos**
Coordinates: 34.68559 / 32.60433

Price: €1 100 000 + VAT

VAT for this property is **€138,141** or **€209,000**. 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	~€40 600.00	Common expenses	None
		Price per SQM	€3 374.00/m²		

Price change history

€1 100 000 on Feb 12, 2026







