

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

For sale is a perfect, luxurious 3 bedroom villa, originally furnished and equipped to a very high standard and located in an excellent location on the newly built Alexander Heights. This picturesque south-facing plot offers stunning sea views and is just a short walk from the Village Square shops and restaurants, as well as the resort’s sports and entertainment facilities. The stylish and modern interior of the villa offers bright and spacious open-plan living rooms. Attention to detail is evident everywhere: Italian-style kitchen sets of the highest quality, luxurious marble bathrooms and marble or parquet floors everywhere. Heated swimming pool and Jacuzzi.

#### Property Info

Covered Area **205**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **213988**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Aphrodite Hills Kouklia Region: **Paphos**

## 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: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€1 300 000 on Apr 29, 2026



