

## 4 Bedroom House for Sale in Kouklia, Paphos District

This is a luxurious project which boast a wide range of Mediterranean and Modern designed 2 3 and 4 bedroom villas for sale in the Kouklia area of Paphos. The villas enjoy private swimming pools in large plot sizes and overlook the beautiful Mediterranean Sea. VAT is not included in the price

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>189</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>540</b> |
|-----------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL20381</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Balcony

### Location

**Location:** Kouklia Region: **Paphos**

## Price: €680 000 + VAT

VAT for this property is **€53,644** or **€129,200**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 598.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€680 000 on Nov 3, 2023

