

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

Centrally located, these new grand villas are located in an impressive residential community which boasts a unique sense of luxury. X

The design of each villa proudly retains a unique element of privacy. A stunning combination of contemporary and modern living with the natural beauty of the outside surroundings.

The project is conveniently close to unique amenities and necessities such as restaurants, shops, pharmacy, supermarket, medical centre and sports facilities.

- All new properties are developed according to the Cyprus Energy Efficiency Regulation of Buildings, with Class 'A' Certification...

### Property Info

Covered Area	<b>330</b>
Covered Veranda	<b>36</b>
Uncovered Veranda	<b>34</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>738</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>1453</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Kouklia

Region: **Paphos**

Coordinates: **34.68563433561 / 32.603474700354**

## Price: €1 830 000 + VAT

VAT for this property is **€231,245** or **€347,700**. 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 Price per SQM	<b>None</b> <b>€5 545.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 830 000 on Dec 14, 2023



**GRAND VILLAS**

**FLOOR PLANS**  
4 + 1 BEDROOM GRAND VILLAS

**SPECIFICATIONS:**

	4+1
No. of Bedrooms	122.00m <sup>2</sup>
Ground Floor	105.70m <sup>2</sup>
First Floor	66.00m <sup>2</sup>
Basement	36.30m <sup>2</sup>
Covered Verandas	34.30m <sup>2</sup>
Uncovered Verandas	330.00m <sup>2</sup>
Total Covered Area	364.30m <sup>2</sup>
Total Area	

**ROOM LEGEND:**

- Bedroom
- Bathroom/WC
- WC
- Corridor
- Staircase
- Dining Room
- Living Room
- Kitchen
- Verandas
- Utility Room
- Plant Room
- Storage Room



