


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

Centrally located, these new semi-detached junior villas are located in an impressive residential community which boasts a unique sense of luxury.  The project is conveniently close to unique amenities and necessities such as restaurants, shops, pharmacy, supermarket, medical centre and sports facilities.

Impeccable attention to detail is evident everywhere with the highest quality Italian-style designed kitchen units, lavish Marble bathrooms and marble or parquet flooring throughout.

An effortless lifestyle is assured with provisions for underfloor heating, concealed dual air conditioning/heating, a home automation system and a discreet security system.

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#### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>187</b> |
| Covered Veranda   | <b>23</b>  |
| Uncovered Veranda | <b>23</b>  |
| Energy Efficiency | <b>A</b>   |

#### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>316</b> |
| Pool      | <b>Yes</b> |

#### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>1457</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

#### Amenities

#### Location

**Location:** Kouklia

Region: **Paphos**

Coordinates: **34.682712510046 / 32.608137837975**

**Price: €1 028 000 + VAT**

VAT for this property is **€79,876** or **€195,320**. 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>€5 497.00/m<sup>2</sup></b> |                 |             |

**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**

€1 028 000 on Dec 14, 2023



