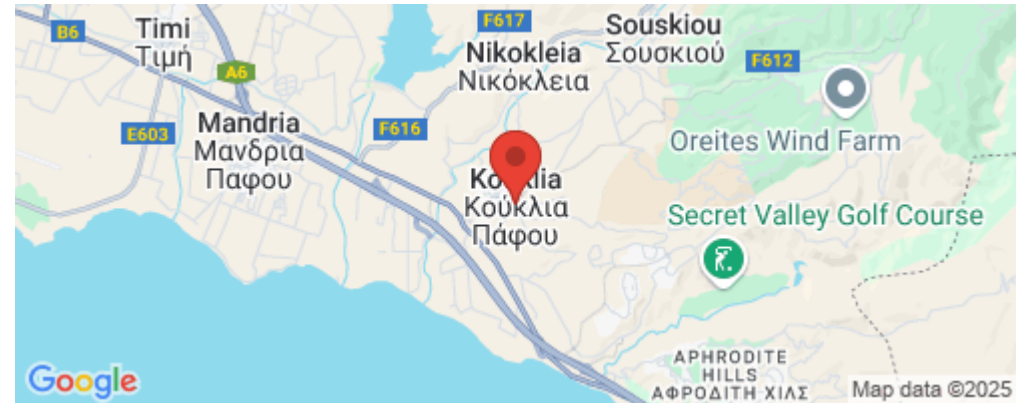


## 5 Bedroom House for Sale in Kouklia, Paphos District

This luxurious 5-bedroom villa, boasting a sprawling 475.95 sq.m. of space, is a rare gem in Kouklia, Paphos. Nestled on a generous plot of 1,334 sq.m., this seaside villa offers the epitome of coastal living.



With an impressive A energy certificate, this property combines sustainability with opulence. It is strategically located near transportation, the sea, a seaside promenade, a mall, the city center, and a university, making it ideal for those seeking convenience and accessibility.

Step into your private paradise, complete with a swimming pool and a meticulously landscaped garden. Whether you're enjoying the seaside views or the luxurious interior, this villa exemp...

### Property Info

Covered Area **475.95**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **1334**  
Pool **Private, Yes**  
Parking **Yes**

### Additional info

Reference Number **470868**  
Property type **House**  
Condition **Brand New**

### Amenities

#### Location

**Location:** Kouklia Region: **Paphos**  
**Coordinates:** **34.7087717 / 32.5769309**

**Price: €1 650 000 + VAT**

VAT for this property is **€240,553** or **€313,500**. 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>€3 474.00/m<sup>2</sup></b>		

**Representative: Century 21**

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

**Price change history**

€1 650 000 on May 3, 2024

