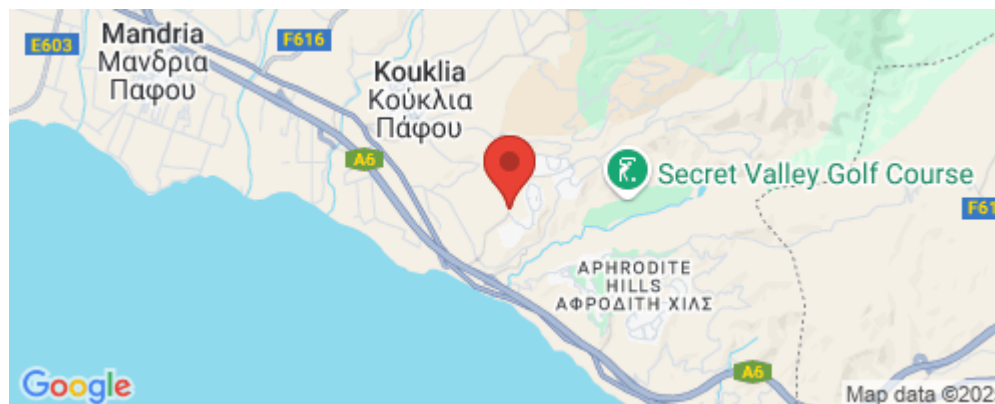


## 2 Bedroom House for Sale in Kouklia, Paphos District

For sale: A luxurious villa in Kouklia, spanning 110.12 sq.m. on a 469.20 sq.m. plot. This under-construction property features 2 bedrooms, 2 bathrooms, a modern kitchen, and a spacious living room. The villa includes 1 closed parking space and is equipped with air conditioning. It boasts an energy certificate rating of A, ensuring top energy efficiency.



Ideally located, the villa is close to the sea, seaside, mall, and city center, offering both convenience and tranquility. Additional amenities include storage space and access to a swimming pool, enhancing the living experience. This property is perfect for those seeking a blend of comfort, luxury, and proximity to essential facilities.

### Property Info

Covered Area **110.12**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **469.2**  
Pool **Common, Yes**  
Parking **Yes**

### Additional info

Reference Number **394239**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2022**  
Bathrooms **2**

### Amenities

#### Location

**Location:** Kouklia Region: **Paphos**  
Coordinates: **34.6956159 / 32.5924513**

## Price: €390 000 + VAT

VAT for this property is **€19,500** or **€74,100**. 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>€3 545.00/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: +35725267979			

## Price change history

€390 000 on Jul 3, 2024





