

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

The project comprises an exclusive group of 100 detached villas.



To be developed on some of the most prime parcels within a golf community, in a short distance from the beach. Design inspired by Mediterranean living, top quality and style.

One of the most established golf communities of Cyprus, which includes two new fantastic championship 18-hole golf courses.

The resort includes a state of the art clubhouse with pro shop, restaurants, bar and spa.

Utilizing the finest and most sought-after development site on the island and featuring more than 850 meters of beachfront, is one of the largest seafront resorts in Europe, in a setting that brings together the lat...

### Property Info

Covered Area	<b>290</b>
Covered Veranda	<b>30</b>
Uncovered Veranda	<b>24</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>1305</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>2265</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Kouklia      Region: **Paphos**  
**Coordinates:** **34.7085717 / 32.5767309**

## Price: €1 160 000 + VAT

VAT for this property is **€136,400** or **€220,400**. 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>€4 000.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€950 000 on Sep 23, 2023  
 €1 000 000 on Jun 21, 2024  
 €950 000 on Sep 9, 2024  
 €1 050 000 on Mar 1, 2025  
 €1 160 000 on May 8, 2025







