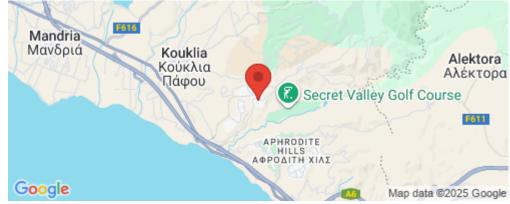
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### **3 Bedroom House for Sale in Kouklia, Paphos District**

This elegant three-bedroom villa in Paphos combines Mediterraneaninspired design with modern comfort. Set on a generous plot, the property features its own private swimming pool, spacious interiors, and highquality finishes throughout.



Located within the prestigious Venus Rock Golf Resort, the villa offers an ideal setting for relaxation and leisure. Golf enthusiasts will appreciate the proximity to the renowned Secret Valley Championship Golf Course, just moments away. This property is a perfect choice for those seeking a stylish home in Cyprus, whether as a permanent residence, a holiday retreat, or a valuable investment opportunity.

Property Info		Plot / Area Info		Additional info	
Covered Area	241				
Covered Veranda	32	Plot area	1318	Reference Number	1212
Uncovered Veranda	28	Pool	Yes		
Total Number of Floors	2	Parking	Covered, Yes	Property type	House
Energy Efficiency	В				
Amenities	Location				
• Roof Garden	Location: Kouklia Coordinates: 34.6990721551		Region: <b>Paphos</b>		



#### Price: €1 193 200 + VAT

VAT for this property is €122,736 or €226,708. 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	Excluded	Title transfer fee	~€44 328.00	Common expenses	None
		Price per SQM	€4 951.00/m²	common expenses	None

#### **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy		
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited		
Phone: +35725255505, +35794001333					

#### **Price change history**

€1 193 200 on Apr 8, 2025

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