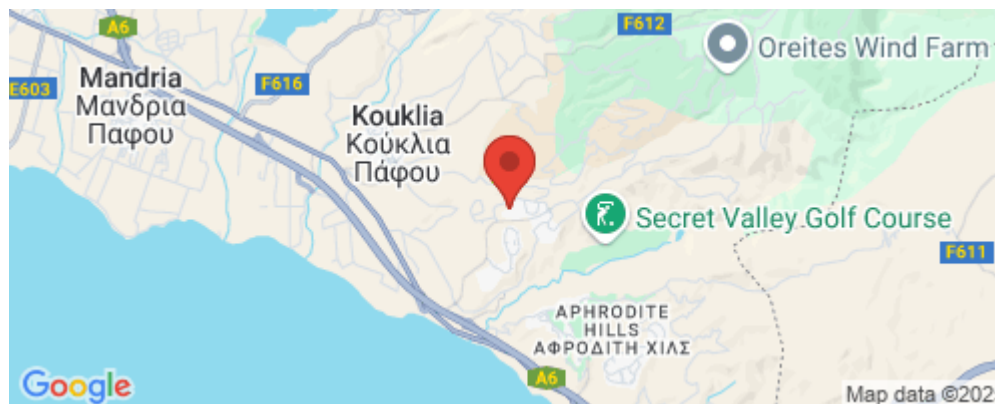


## 4 Bedroom House for Sale in Kouklia, Paphos District

This is a 4 bedroom villa for sale in the famous Golf Resort in Cyprus. The villa enjoys a private swimming pool and is designed in a large plot.



Our project boasts a wide range of Mediterranean and Modern designed 2, 3- and 4-bedroom villas for sale in the famous Golf Resort in Cyprus. The villas enjoy private swimming pools in large plot sizes and overlook the beautiful Mediterranean Sea.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>189</b> |
| Covered Veranda        | <b>14</b>  |
| Uncovered Veranda      | <b>35</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>540</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>1265</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>3</b>     |

### Amenities

- Parking

### Location

**Location:** Kouklia  
**Coordinates:** **34.70184182356 / 32.596060045001**

Region: **Paphos**

## Price: €680 000 + VAT

VAT for this property is **€53,644** or **€129,200**. 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>~€23 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 598.00/m²</b> |                 |             |

## Representative: RealDeal Estates

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

## Price change history

€680 000 on Apr 8, 2025



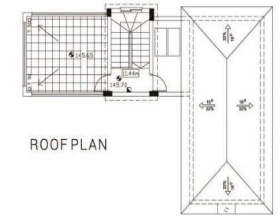
4 BEDROOM VILLA



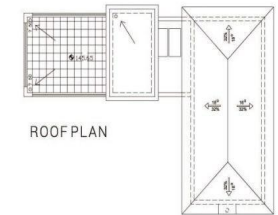
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



ROOF PLAN

