

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

This elegant three-bedroom villa in Paphos combines Mediterranean-inspired design with modern comfort. Set on a generous plot, the property features its own private swimming pool, spacious interiors, and high-quality 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

|                        |            |
|------------------------|------------|
| Covered Area           | <b>212</b> |
| Covered Veranda        | <b>14</b>  |
| Uncovered Veranda      | <b>49</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>B</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>1011</b>         |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>1298</b>  |
| Property type    | <b>House</b> |

#### Amenities

- Parking

#### Location

**Location:** Kouklia

Region: **Paphos**

Coordinates: **34.699089796679 / 32.602282769916**

## Price: €1 125 000 + VAT

VAT for this property is **€102,311** or **€213,750**. 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>~€41 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 307.00/m<sup>2</sup></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

€1 125 000 on Apr 8, 2025



3 BEDROOM VILLA

