

4 Bedroom House for Sale in Kouklia, Paphos District

This elegant four-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		Plot / Area Info		Additional info	
Covered Area	245				
Covered Veranda	15	Plot area	1378	Reference Number	1312
Uncovered Veranda	73	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	Covered, Yes		
Energy Efficiency	B				
Amenities		Location			
• Roof Garden	Location: Kouklia		Region: Paphos		
	Coordinates: 34.699072155186 / 32.602272044774				

Price: €1 206 000 + VAT

VAT for this property is **€125,769** or **€229,140**. 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	~€44 840.00	Common expenses	None
		Price per SQM	€4 922.00/m²		

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

€1 206 000 on Apr 8, 2025



3 BEDROOM VILLA

