

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

This is an exclusive 3 bedroom villa for sale located in the famous Venus Rock Golf Resort. The design of the villa has been inspired by a perfect fusion of contemporary and Mediterranean architecture using traditional materials such as stone, clay roof tiles, and wood in clean lines and large open spaces.



The villa is designed on a large plot and enjoys a private swimming pool, spacious interiors and large terraces while having beautiful sea views of the Mediterranean.

#### Property Info

Covered Area	<b>336</b>
Covered Veranda	<b>40</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>1300</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>1563</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

**Location:** Kouklia

Region: **Paphos**

Coordinates: **34.702767965867 / 32.612571720003**

## Price: €1 695 600 + VAT

VAT for this property is **€216,189** or **€322,164**. 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>€5 046.00/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

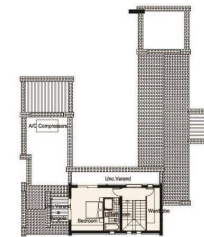
€1 695 600 on Apr 8, 2025



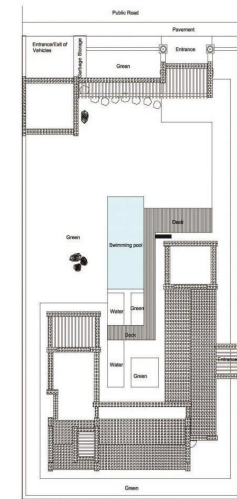
3 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR



ROOF PLAN