


### 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>355</b> |
| Covered Veranda        | <b>49</b>  |
| Uncovered Veranda      | <b>112</b> |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>1302</b>           |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

#### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>1646</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Kouklia

Coordinates: **34.702767965867 / 32.612571720003**

Region: **Paphos**

## Price: €1 614 000 + VAT

VAT for this property is **€211,184** or **€306,660**. 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>€4 546.00/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

€1 614 000 on Apr 8, 2025



3 BEDROOM VILLA

