


### 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>322</b>
Covered Veranda	<b>42</b>
Uncovered Veranda	<b>214</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>1128</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>2134</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Kouklia

Region: **Paphos**

Coordinates: **34.702741504802 / 32.612560994861**

## Price: €1 610 400 + VAT

VAT for this property is **€200,950** or **€305,976**. 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.

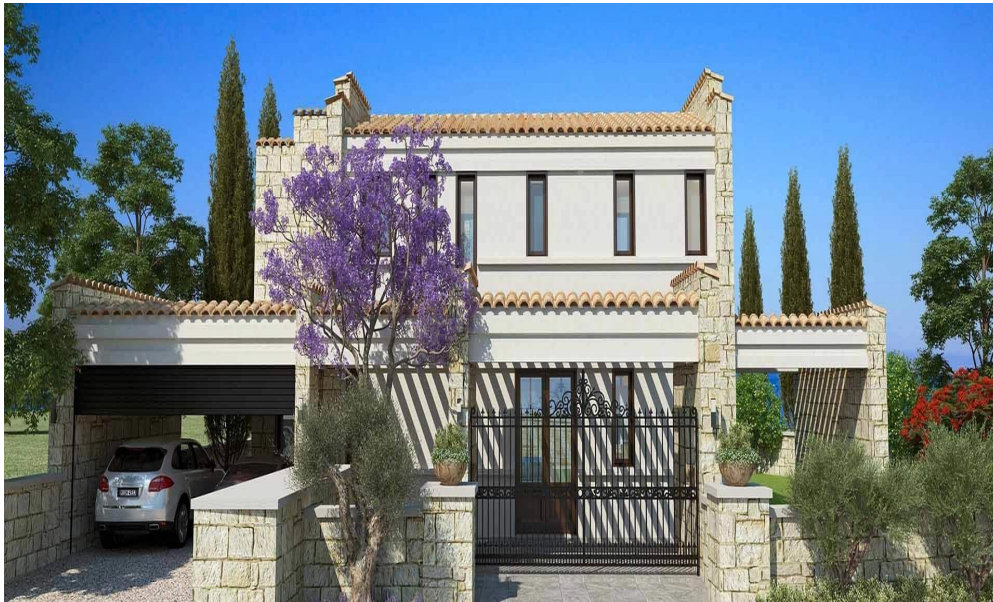
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 001.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

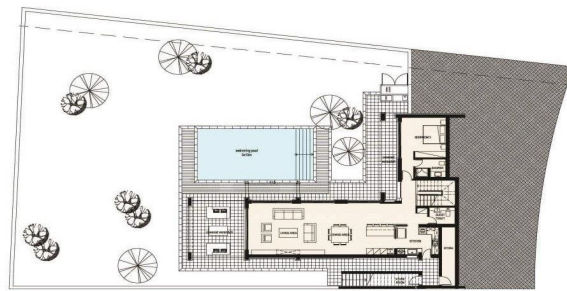
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 610 400 on Apr 8, 2025



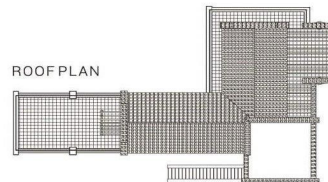
3 BEDROOM VILLA



GROUND FLOOR



FIRST FLOOR



ROOF PLAN