

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

A modern 5-bedroom villa in Kouklia village. Close to Aphrodite Hills resort and Golf.

### Key Features

Swimming pool: length 13 m / width 6.2 m / S = 80 m<sup>2</sup> (overflow pool, adjustable lighting)

Parking: 3 parking lots with a total of 15 parking spaces

Poolside relaxation area: 120 m<sup>2</sup> (deck-covered area)

Mini stadium: 1,456 m<sup>2</sup> (football field with running track according to European standards)

Garden: fruit garden (bananas, lemons, pomegranates, peaches, apple trees, pomegranates, avocados)

Full renovation 2025

Energy efficiency class: A (house insulation, modern double-glazed windows, smart home system, solar panels, new modern energy-effici...

### Property Info

Covered Area **356**  
Air Conditioning **Yes**

### Plot / Area Info

Plot area **7731**  
Pool **Private, Yes**

### Additional info

Reference Number **58289**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2012**  
Bathrooms **5+**

### Amenities

- Storage room

### Location

**Location:** Kouklia Region: **Paphos**

## Price: €4 500 000 + VAT

VAT for this property is **€589,551** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 640.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€4 500 000 on Jun 13, 2025













