

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

Discover a luxurious four-bedroom villa within an exclusive collection of 50 detached homes in the prestigious Venus Rock Golf Resort. Just minutes from the sea, this villa seamlessly blends Mediterranean elegance with traditional Cypriot architecture, featuring spacious interiors, premium materials, and timeless design.



Enjoy panoramic sea and mountain views from your private swimming pool and landscaped garden. The resort offers two 18-hole championship golf courses, a state-of-the-art clubhouse, dining venues, spa, and leisure facilities — all managed by Troon Golf.

Located near the iconic Petra tou Romiou, this villa offers a unique mix of natural beauty, heritage, and...

### Property Info

Covered Area	<b>251</b>
Covered Veranda	<b>48</b>
Uncovered Veranda	<b>14</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area	<b>1174</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>8009</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Kouklia  
Coordinates: **34.703632356002 / 32.609642739358**

Region: **Paphos**

## Price: €1 060 000 + VAT

VAT for this property is **€112,715** or **€201,400**. 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>~€39 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 223.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€1 060 000 on Jul 25, 2025





