


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

An exceptional opportunity to own a stunning newly delivered villa in one of Cyprus's most prestigious resort areas — Aphrodite Hills, Kouklia. 

### General Information:

- ✓ Plot size: 1,400 m<sup>2</sup>
- ✓ Covered area: 305 m<sup>2</sup>
- ✓ Sale price: €3,600,000 + VAT

### Layout:

- ✓ 3 bedrooms in total
- ✓ 2 en-suite bedrooms on the upper floor
- ✓ 1 bedroom on the ground floor with a bathroom nearby
- ✓ 3 bathrooms (2 en-suite + 1 next to the third bedroom)

### Features & Extras:

- ✓ Covered parking for 2 cars
- ✓ Separate laundry room
- ✓ Storage rooms in the garage
- ✓ Underfloor heating
- ✓ Photovoltaic solar ...

### Property Info

Covered Area	<b>305</b>
Total Number of Floors	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>1400</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>8230</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

### Location

Apr 3, 2026

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<https://index.cy/sale/7979828>



**Location:** Kouklia

Region: **Paphos**

Coordinates: **34.679482135475 / 32.612972097857**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €3 600 000 + VAT

VAT for this property is **€436,131** or **€684,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 803.00/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

€3 600 000 on Jul 31, 2025







