

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 m²
- ✓ Covered area: 305 m²
- ✓ 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	305
Total Number of Floors	2
Heating	Underfloor Heating, Yes

Plot / Area Info

Plot area **1400**

Pool **Yes**

Additional info

Reference Number **8230**

Property type **House**

Condition **Brand New**

Construction Year **2025**

Bathrooms **3**

View **Sea view**

Amenities

Location

Feb 15, 2026

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

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€11 803.00/m²		

Representative: RealDeal Estates

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Price change history

€3 600 000 on Jul 31, 2025







