

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

Luxury villa in unique location, the view will never be blocked by other buildings, since the plot is adjacent to the border of a state reserve – a specially protected natural area.

### Key Features

The view from any point of the plot and any window of the villa opens to the sea and golf courses.

All bedrooms are built as “master

Master bedroom is equipped with a shower and a bath, as well as a dressing room and a separate laundry area

Solar power plant (photovoltaic) with a capacity of up to 120% of the building’s electricity needs

8 mm heat-insulating material on all walls

Energy-saving glass on windows and sliding doors – w...

### Property Info

Covered Area	<b>255</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1300</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>59191</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Air Conditioning

### Location

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

## Price: €1 700 000 + VAT

VAT for this property is **€183,000** or **€323,000**. 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>€6 667.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 700 000 on Aug 6, 2025



