

## 4 Bedroom House for Sale in Secret Valley, Paphos District

? Exclusive Four-Bedroom Luxury Villa for Sale in Kouklia, Pafos



? Location: Kouklia, Pafos - Just 2 minutes from the beach & motorway

□ Property Overview

An exceptional opportunity to own an exclusive 4-bedroom villa in the prestigious area of Kouklia, Pafos, moments away from Aphrodite Hills, Secret Valley Golf Resort, and the historic site of Palaipafos. Located in a serene and private setting, this villa is ideal for those seeking a luxury lifestyle, whether as a permanent residence, holiday home, or investment.

This elegantly designed villa boasts modern architecture, luxury Italian furnishings, and top-quality finishes throughout. With lush garde...

### Property Info

Covered Area **380**  
Furnishing **Furnished**

### Plot / Area Info

Plot area **2800**

### Additional info

Reference Number **30813**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Secret Valley      Region: **Paphos**  
**Coordinates:** **34.705083 / 32.600764**

## Price: €1 600 000 + VAT

VAT for this property is **€215,579** or **€304,000**. 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>~€60 600.00</b>             | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€4 211.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€1 600 000 on Aug 9, 2025



