

## 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

### Plot / Area Info

### Additional info

Covered Area  
Furnishing

**380**  
**Furnished**

Plot area **2800**

Reference Number  
Property type  
Condition  
Bathrooms

**30813**  
**House**  
**Pre-Owned**  
**3**

### Amenities

### Location

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

## 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/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 600 000 on Aug 9, 2025





