

5 Bedroom House for Sale in Aphrodite Hills Kouklia, Paphos District

Luxury villa for sale in Kouklia, Paphos — completely renovated in 2025. Two floors, 5 bedrooms, 7 bathrooms, a total area of 356 m2 plus 7,731 m2 of land with an orchard. The villa is equipped with a swimming pool (13×6.2 m), a fitness area, a mini-football stadium, and a BBQ area.In addition, there is a private diesel boiler room, backup power supply, autonomous water supply with its own well. Partially furnished, equipped with high-end branded household appliances. Energy efficiency of class A.Additional benefits: high noise insulation, underfloor heating, fireplace, smart home system, premium finishes made of modern materials, modern ventilation and air conditioning, adjustable...

Property Info

Covered Area **485**  
Furnishing **Furnished**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **171409**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **5+**

Amenities

Location

**Location:** Aphrodite Hills Kouklia Region: **Paphos**

## Price: €4 500 000 + VAT

VAT for this property is **€660,155** or **€855,000**. 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>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 278.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€4 500 000 on Sep 16, 2025

