

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

This spacious 5-bedroom villa with 7,731-sq.m Plot in Kouklia village close to Aphrodite Hills resort and Golf offers a unique blend of privacy, functionality, and extensive outdoor features, ideal for family living and large-scale entertaining.

Outdoors, the villa boasts a large overflow swimming pool with adjustable lighting, a stylish poolside relaxation area, and a fully equipped BBQ zone with traditional oven and grill.

Three private parking lots offer a total of 15 parking spaces, ensuring convenience for residents and guests.

For sports enthusiasts, the property features a professionally designed mini stadium with a football field and running track built to Europ...

### Property Info

Covered Area	<b>278</b>
Covered Veranda	<b>70</b>
Uncovered Veranda	<b>8</b>
Floor Number	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>7731</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>238135</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>5+</b>
View	<b>Mountains view</b>

### Amenities

- Fireplace

### Location

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

## Price: €3 840 000 + VAT

VAT for this property is **€439,528** or **€729,600**. 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>~€150 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 813.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€4 500 000 on Sep 16, 2025

€3 840 000 on Nov 4, 2025







