

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

Plot / Area Info

Plot area	7731
Pool	Yes

Additional info

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

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	Excluded	Title transfer fee	~€150 200.00	Common expenses	None
		Price per SQM	€13 813.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPLACE Real Estate/ A.SP.Thinkrealty ltd
Phone:	+35795129336, +35799409010		

Price change history

€4 500 000 on Sep 16, 2025

€3 840 000 on Nov 4, 2025







