

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

Located close to the golf resort clubhouse, this fully furnished semi-detached junior villa boasts a private 4x8m swimming pool and lush well-manicured landscaped garden. On the ground floor the property has open plan living and dining rooms that extend onto the pool area through the sliding doors, while upstairs there are 3 spacious bedrooms with fitted wardrobes and shutters to the balcony doors and windows. The kitchen is bright and airy, practical and equipped with high quality appliances in inox finish. Apart from living areas, the house provides ample storage spaces, with the overall covered area reaching 126 sq.m.

The first and the most famous golf resort in Cyprus is located...

### Property Info

Covered Area	<b>165</b>
Covered Veranda	<b>30</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>350</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>4531</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Kouklia      Region: **Paphos**  
**Coordinates:** **34.683763 / 32.609746**

## Price: €710 000 + VAT

VAT for this property is **€44,536** or **€134,900**. 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>~€25 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 303.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€690 000 on Oct 8, 2025  
 €710 000 on Nov 4, 2025









