

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

Located close to the golf resort clubhouse, this fully furnished semidetached junior villa boasts a private 4x8m swimming pool and lush wellmanicured 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...

	MANDRIA GARDENS  Κούκλια Πάφου	Alektora Αλέκτορα
	ΑΝ CODITE ILLS ΑΦΡΟΔΙΤΗ ΧΙΛΣ	S. Fell
X	PAPHOS	
	Cocolo	Map data ©2025 Google

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Covered Area 165
Covered Veranda 30

Furnishing Furnished

Heating Autonomous Heating, Yes

Air Conditioning All rooms, Yes

Plot / Area Info

Plot area **350**Pool **Common, Yes** 

Additional info

Reference Number **4531**Property type **House** 

Condition **Pre-Owned** 

Construction Year 2001-2010

Bathrooms 2

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 Excluded

Title transfer fee ~€25 000.00

Price per SQM €4 303.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

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



























