

## 6+ Bedroom House for Sale in Kouklia, Paphos District

This majestic private villa is a loving creation of its owners, offering the luxury of privacy and tranquility, yet it is within a short distance of the centre of the Resort with its wide range of facilities.

The house is exclusively furnished and decorated by various Italian companies, such as Caspany Tino, Carpanelli, Aldo Moletto, while some unique furniture pieces were specially designed and ordered to be hand made by Italian craftsmen from Malabar teak wood

Classical in its interior style, the villa however is very high tech and equipped with the latest systems such as Samsung smart lock, smart home, audio system throughout, solar batteries, Rehau lifetime guarantee under...

### Property Info

Covered Area	<b>1020</b>
Covered Veranda	<b>220</b>
Uncovered Veranda	<b>245</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1700</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>4534</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

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

## Price: €5 500 000 + VAT

VAT for this property is **€931,765** or **€1,045,000**. 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>~€216 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 392.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€5 500 000 on Oct 8, 2025







