

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	1020
Covered Veranda	220
Uncovered Veranda	245
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1700
Pool	Common, Yes

Additional info

Reference Number	4534
Property type	House
Condition	Pre-Owned
Bathrooms	5+

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	Excluded	Title transfer fee	~€216 600.00	Common expenses	None
		Price per SQM	€5 392.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€5 500 000 on Oct 8, 2025







