

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 Caspary 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		Plot / Area Info		Additional info	
Covered Area	1020				
Covered Veranda	220			Reference Number	4534
Uncovered Veranda	245	Plot area	1700	Property type	House
Furnishing	Furnished	Pool	Common, Yes	Condition	Pre-Owned
Heating	Autonomous Heating, Yes			Bathrooms	5+
Air Conditioning	All rooms, Yes				

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

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

Price change history

€5 500 000 on Oct 8, 2025







