

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

This spectacular four-bedroom villa takes full advantage of the uninterrupted panoramic view of the Mediterranean.



The ground floor features beautifully furnished living area, an adjacent dining area, a guest WC and the first of the 4 bedrooms with access to the pool terrace and an en-suite shower room.

The marble staircase leads up to the first floor, with three more bedrooms and even more wide-sweeping sea views. The master bedroom features a king-size bed, a large balcony with panoramic views, and an en-suite bathroom.

The hallway leads on to the two remaining bedrooms, as well as an office/study with a convenient en-suite shower room.

The lower ground floor lev...

### Property Info

Covered Area	<b>341</b>
Covered Veranda	<b>34</b>
Uncovered Veranda	<b>34</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>701</b>
Pool	<b>Common, Yes</b>

### Additional info

Reference Number	<b>4799</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Kouklia      Region: **Paphos**  
Coordinates: **34.683148 / 32.605416**

## Price: €2 000 000 + VAT

VAT for this property is **€256,833** or **€380,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 865.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 000 000 on Oct 8, 2025















