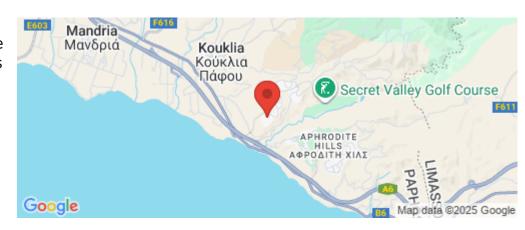


### 4 Bedroom House for Sale in Kouklia, Paphos District

A cosy location near Pafos overlooking the coast amidst unspoilt nature. It is here that a chic, spacious two-storey villa with 4 bedrooms and an office overlooking the sea is built in a traditional Mediterranean style. The villa is part of a well-maintained, gated development comprising private residences and is situated on a spacious plot offering total privacy. The complex is located within the grounds of a renowned golf resort with a number of amenities including a golf club, restaurant, cafe, administration and golf academy.

The villa offers a cosy living room with a fireplace, a kitchen and a dining room, spacious bedrooms and an office with garden and sea views, an extra work...



Property Info	Plot / Area Inf
• •	

Covered Area 251

Furnishing Furnished

Heating Autonomous Heating, Yes

Air Conditioning All rooms, Yes

#### ea Info Additional info

Reference Number 5148
Property type House

Condition Brand New Construction Year 2001-2010

Bathrooms 3

### Amenities Location

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

Coordinates: 34.692791 / 32.592585

Plot area

Pool

1422

Yes



Price: €900 000 + VAT

VAT for this property is **€95,701** or **€171,000**. 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 None

Price per SQM €3 586.00/m²

Common expenses None

# Representative: Cyprus Sotheby's International Realty

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# **Price change history**

€1 062 000 on Oct 8, 2025 €900 000 on Oct 30, 2025













































https://index.cy/sale/8413051



