


## 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

Covered Area	<b>251</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1422</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>5148</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Kouklia      Region: **Paphos**  
**Coordinates:** **34.692791 / 32.592585**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 586.00/m<sup>2</sup></b>		

## 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





