

## 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 Info		Additional info	
Covered Area	<b>251</b>			Reference Number	<b>5148</b>
Furnishing	<b>Furnished</b>	Plot area	<b>1422</b>	Property type	<b>House</b>
Heating	<b>Autonomous Heating, Yes</b>	Pool	<b>Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2001-2010</b>
				Bathrooms	<b>3</b>

Amenities	Location	Region
	<b>Location:</b> Kouklia	<b>Paphos</b>

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











