

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

Situated in the exclusive Secret Valley golf resort area, this stunning single-level bungalow offers unmatched sea views and a perfect balance of privacy and accessibility. Adjacent to a protected natural area, the villa guarantees unobstructed, breathtaking views of the Mediterranean and nearby golf courses. Its premium location provides easy access to the highway, Aphrodite Hills resort and Kouklia, while being just 15 minutes from Pafos.

The thoughtfully designed layout features spacious bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy. The master suite offers added indulgence with a luxurious bathroom, a dressing room, and a separate laundry area. Ever...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>285</b>			Reference Number	<b>10954</b>
Covered Veranda	<b>30</b>			Property type	<b>House</b>
Uncovered Veranda	<b>28</b>	Plot area	<b>1300</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Bathrooms	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>			View	<b>Mountains view</b>
Air Conditioning	<b>All rooms, Yes</b>				

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

Coordinates: **34.703583 / 32.609806**

## Price: €1 700 000 + VAT

VAT for this property is **€197,737** or **€323,000**. 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>€5 965.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 700 000 on Oct 8, 2025











