

5 Bedroom House for Sale in Kouklia, Paphos District

A rare blend of elegance, scale, and engineering precision, this luxury villa is crafted for those who value uncompromised comfort. Renovated to the highest standards in 2025, it offers a private haven of serenity and functionality — perfect for family living or as an exceptional retreat just minutes from Pafos-Limassol highway. ✖

Spanning 507 square metres, the residence boasts generous living spaces, including five beautifully appointed bedrooms, fireplace, Italian kitchen, and advanced smart home controls. From natural wood floors to designer sanitary ware, every detail reflects a commitment to quality and comfort. Complementary amenities: spacious fitness studio, staff quarters,...

Property Info

Covered Area	348
Covered Veranda	70
Uncovered Veranda	8
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	7731
Pool	Yes

Additional info

Reference Number	13349
Property type	House
Condition	Pre-Owned
Construction Year	2012
Bathrooms	5+

Amenities

- Fireplace

Location

Location: Kouklia
 Coordinates: **34.71693 / 32.594514**

Region: **Paphos**

Price: €3 840 000 + VAT

VAT for this property is **€497,876** or **€729,600**. 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	~€150 200.00	Common expenses	None
		Price per SQM	€11 034.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€4 500 000 on Oct 9, 2025

€3 840 000 on Nov 4, 2025











