

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		Plot / Area Info		Additional info	
Covered Area	348			Reference Number	13349
Covered Veranda	70			Property type	House
Uncovered Veranda	8	Plot area	7731	Condition	Pre-Owned
Furnishing	Unfurnished	Pool	Yes	Construction Year	2012
Energy Efficiency	A			Bathrooms	5+
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Fireplace		Location: Kouklia		Region: Paphos	
		Coordinates: 34.71693 / 32.594514			

Price: €4 500 000 + VAT

VAT for this property is **€583,448** or **€855,000**. 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	~€176 600.00	Common expenses	None
		Price per SQM	€12 931.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€4 500 000 on Oct 9, 2025











