

## 4 Bedroom House for Sale in Paphos District

Set in a peaceful location in Kouklia, near Paphos, overlooking the coastline and surrounded by unspoilt nature, this chic and spacious two-storey Mediterranean villa, featuring 4 bedrooms and an office, is built in a traditional style. The villa is part of a well-maintained gated development within a renowned golf resort. The property offers complete privacy on a large plot and combines traditional character with modern comfort. 

The villa features a warm living room with a fireplace, a separate kitchen with dining area, spacious bedrooms, an office with sea and garden views, additional workspace and multiple bathrooms. It is fully furnished with stylish furniture and equipped with...

### Property Info

Covered Area	<b>251</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</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>9463</b>
Property type	<b>House</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Garden

### Location

Region: **Paphos**  
 Coordinates: **34.69303854392 / 32.592691167459**

## Price: €925 000 + VAT

VAT for this property is **€98,360** or **€175,750**. 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>~€33 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 685.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€925 000 on Oct 17, 2025















