

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

Four Bedroom Detached Villa in Kouklia with Title Deeds. The house and plot sit on a hill, offering sea views from the first floor. There are no immediate neighbours beyond the hedges, and the nearest villa is over 100 meters away. It is fully enclosed with mature green hedges and features numerous ornamental and fruit trees. There is also a natural grass clearing. The house has four levels. The basement includes a utility room with a window. On the first floor features the main living areas plus a multifunctional room that can serve as a library, office, or bedroom. The second floor has three large bedrooms, each with an en-suite bathroom. All bedrooms of...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>215</b>	Plot area	<b>1200</b>	Reference Number	<b>epcc5605</b>
				Property type	<b>House</b>
Condition			<b>Pre-Owned</b>		
Bathrooms			<b>3</b>		
Amenities		Location			
		<b>Location:</b> Kouklia		Region: <b>Paphos</b>	
Coordinates: <b>34.70451 / 32.57776</b>					

## Price: €950 000 + VAT

VAT for this property is **€87,709** or **€180,500**. 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>~€34 600.00</b>		
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 419.00/m<sup>2</sup></b>	Common expenses	<b>None</b>

## Representative: Emerald Property Consultants

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## Price change history

€950 000 on Nov 22, 2025







