

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

This modern villa combines thoughtful comfort, advanced technology, and elegant design. Every room offers breathtaking panoramic views of the sea and golf courses. All bedrooms are designed as master suites with private bathrooms. The main bedroom also features a bathtub, shower, walk-in closet, and a separate laundry area.

The villa is equipped with a solar power system, VRF air conditioning, and underfloor heating throughout. Energy-efficient windows and insulated walls provide year-round comfort. The smart home system is controlled via a mobile app, with surveillance cameras, an alarm system, and full security setup.

The kitchen is fitted with premium built-in appliances,...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>285</b>			Reference Number	<b>236868</b>
Covered Veranda	<b>30</b>	Plot area	<b>1300</b>	Property type	<b>House</b>
Uncovered Veranda	<b>28</b>	Pool	<b>Yes</b>	Condition	<b>Brand New</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>3</b>
				View	<b>Sea view</b>

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

## 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: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€1 700 000 on Nov 22, 2025



