


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

A beautifully maintained 4+1 bedroom villa located in the charming and tranquil area of Kouklia, Paphos, offering privacy, comfort, and a relaxed Mediterranean lifestyle. Set within a quiet residential environment, the property enjoys convenient access to Paphos town, the coastline, golf resorts, and major road connections. 

The villa features an internal area of 149 m<sup>2</sup>, with 7 m<sup>2</sup> of covered verandas and 37 m<sup>2</sup> of uncovered verandas, providing both comfortable indoor living and generous outdoor spaces. The property is situated on a 1,000 m<sup>2</sup> plot and comprises four bedrooms plus a separate office, which can easily be converted into a fifth bedroom, a walk-in wardrobe, a guest WC, ...

### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>7</b>
Uncovered Veranda	<b>37</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1000</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>10863</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Kouklia                      Region: **Paphos**  
**Coordinates:** **34.69914272 / 32.59744407**

## Price: €730 000 + VAT

VAT for this property is **€40,431** or **€138,700**. 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>~€25 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 679.00/m²</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

€730 000 on Dec 16, 2025

















