

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 m², with 7 m² of covered verandas and 37 m² of uncovered verandas, providing both comfortable indoor living and generous outdoor spaces. The property is situated on a 1,000 m² 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	156
Covered Veranda	7
Uncovered Veranda	37
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1000
Pool	Yes

Additional info

Reference Number	10863
Property type	House
Condition	Pre-Owned
Bathrooms	2

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	Excluded	Title transfer fee	~€25 800.00	Common expenses	None
Title deed	Has Title	Price per SQM	€4 679.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€730 000 on Dec 16, 2025









