

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		Plot / Area Info		Additional info	
Covered Area	156			Reference Number	10863
Covered Veranda	7	Plot area	1000	Property type	House
Uncovered Veranda	37	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			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		
Title deed	Has Title	Price per SQM	€4 679.00/m²	Common expenses	None

Representative: RealDeal Estates

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Price change history

€730 000 on Dec 16, 2025









