

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

Three Bedroom Detached Villa For Sale in Kouklia, Paphos – Title Deeds (New Build Process) The view from any point of the plot and any window of the villa opens to the sea and golf courses. The views are absolutely breathtaking. Villa layout: All bedrooms are built as “master”. This means that the bedrooms have private bathrooms with showers. The master bedroom is equipped with a shower and a bath, as well as a dressing room and a separate laundry area. The project features Infinity pool with automatic water refill, spacious garage for at least two cars, equipped summer kitchen, barbecue, gas grill, etc. The villa has extremely rich equi...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **320**

Reference Number **mor001n3**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

### Location

**Location:** Kouklia Region: **Paphos**  
Coordinates: **34.70451 / 32.57776**

## Price: €1 700 000 + VAT

VAT for this property is **€211,438** 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 313.00/m²</b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€1 700 000 on Dec 16, 2025











- 1 Master Bedroom
- 2 Additional Bedroom
- Dining Area
- Living Area
- 4 Bathrooms
- Attached Garage