

6+ Bedroom House for Sale in Kouklia, Paphos District

This modern design 5-bedroom villa is set on a large plot, located in the famous Venus Rock Golf Resort. The villa is designed on three levels (basement, ground floor and first floor). The villa enjoys its own private swimming pool surrounded by an outdoor barbecue area, spacious indoor and outdoor areas. Attention to detail has been given and excellent quality finishes and specifications have been selected. Villa enjoys amazing views of the Mediterranean, the Golf Course and the beautiful surrounding landscapes. The Project has EPC certificate with "A" Energy Efficiency Rating.



Property Info

Covered Area **1244**
Covered Veranda **362**

Plot / Area Info

Plot area **2926**

Additional info

Reference Number **T066-621-622**
Property type **House**
Condition **Pre-Owned**

Amenities

Location

Location: Kouklia Region: **Paphos**
Coordinates: **34.69665 / 32.59803**

Price: €3 950 000 + VAT

VAT for this property is **€683,820** or **€750,500**. 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	~€154 600.00	Common expenses	None
		Price per SQM	€3 175.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

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Price change history

€3 950 000 on Jan 1, 2026





