


3 Bedroom House for Sale in Kouklia, Paphos District

Some places are defined not by what surrounds them, but by how they make you feel. Set within a prestigious resort environment, this collection of contemporary villas is shaped by open landscapes, rolling greenery and long Mediterranean horizons, creating a lifestyle that feels both private and expansive. 

The project brings together a limited number of two- and three-bedroom villas, each positioned on its own generous plot and complemented by a private swimming pool and outdoor barbecue area. Clean architectural lines and modern forms allow the residences to blend naturally into the terrain, while carefully oriented layouts capture views across the sea, the nearby golf course and th...

Property Info

Covered Area	149
Covered Veranda	29
Uncovered Veranda	62
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	425
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	16151
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Kouklia Region: **Paphos**
Coordinates: **34.69866 / 32.595549**

Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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	~€17 400.00	Common expenses	None
		Price per SQM	€3 490.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€520 000 on Jan 27, 2026



