

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

This contemporary four-bedroom villa is set on an elevated plot within a prestigious golf resort, offering open views across the Mediterranean coastline and the surrounding natural landscape. The architecture is modern and confident, with clean lines, expansive glazing, and a strong connection between indoor and outdoor living.



The main living level is designed around generous open-plan spaces, where the living room, dining area, and kitchen flow seamlessly toward large terraces and the private swimming pool. Outdoor areas are thoughtfully arranged for both everyday relaxation and entertaining, framed by landscaped gardens that enhance privacy and tranquility.

The villa includ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>513</b>
Covered Veranda	<b>79</b>
Uncovered Veranda	<b>212</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Plot area	<b>1270</b>
Pool	<b>Yes</b>

Reference Number	<b>16158</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

### Location

- Elevator

**Location:** Kouklia

Region: **Paphos**

Coordinates: **34.704592 / 32.614242**

## Price: €2 100 000 + VAT

VAT for this property is **€313,035** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 094.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€2 100 000 on Jan 28, 2026













