

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	513				
Covered Veranda	79				
Uncovered Veranda	212	Plot area	1270	Reference Number	16158
Furnishing	Unfurnished	Pool	Yes	Property type	House
Heating	Underfloor Heating, Yes			Bathrooms	4
Air Conditioning	All rooms, Yes				

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	Excluded	Title transfer fee Price per SQM	~€80 600.00 €4 094.00/m²	Common expenses	None
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Price change history

€2 100 000 on Jan 28, 2026







