

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

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

Plot / Area Info

Plot area	1270
Pool	Yes

Additional info

Reference Number	16158
Property type	House
Bathrooms	4

Amenities

- Elevator

Location

Location: Kouklia
Coordinates: **34.704592 / 32.614242**

Region: **Paphos**

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	~€80 600.00	Common expenses	None
		Price per SQM	€4 094.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€2 100 000 on Jan 28, 2026







