

6+ Bedroom House for Sale in Kouklia, Paphos District

Set on an elevated position within a prestigious coastal resort, this contemporary villa commands uninterrupted views across the Mediterranean Sea, golf landscapes, and the natural surroundings of Paphos. Designed with a clear architectural vision, the residence balances refined aesthetics with privacy, light, and spatial freedom, creating a home that feels both elegant and effortlessly livable.



The villa unfolds across three thoughtfully planned levels. The main floor is dedicated to open living, where the lounge, dining area, and kitchen flow seamlessly toward expansive terraces, outdoor leisure zones, and the private swimming pool. Floor-to-ceiling glazing enhances the connection...

Property Info

Plot / Area Info

Additional info

Covered Area	1025
Covered Veranda	143
Uncovered Veranda	219
Furnishing	Unfurnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot area	2926
Pool	Yes

Reference Number	16159
Property type	House
Bathrooms	5+

Amenities

Location

- Elevator

Location: Kouklia

Region: **Paphos**

Coordinates: **34.704592 / 32.614242**

Price: €3 950 000 + VAT

VAT for this property is **€669,573** 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	€3 854.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€3 950 000 on Jan 28, 2026













