

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			Reference Number	16159
Uncovered Veranda	219	Plot area	2926	Property type	House
Furnishing	Unfurnished	Pool	Yes	Bathrooms	5+
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				

Amilities	Location	Region
• Elevator	Location: Kouklia Coordinates: 34.704592 / 32.614242	Paphos

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 Price per SQM	~€154 600.00 €3 854.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€3 950 000 on Jan 28, 2026













