

4 Bedroom House for Sale in Koukليا, Paphos District

4 Bedroom Detached Villa for sale in Koukليا, Paphos - with Title Deeds (New Build Process) This exceptional development comprises two exclusive villas, each offering 4 spacious bedrooms plus a dedicated store room, set on generously sized plots within the prestigious Venus Rock Golf Resort. Designed across three levels — basement, ground floor, and first floor — each villa features its own private swimming pool, expansive indoor living spaces, and beautifully designed outdoor areas ideal for both relaxation and entertaining. Meticulous attention to detail is evident throughout, with premium-quality finishes and carefully selected specifications...



Property Info

Plot / Area Info

Additional info

Covered Area

449

Reference Number

ari103n4

Property type

House

Condition

Brand New

Amenities

Location

Location: Koukليا

Region: **Paphos**

Coordinates: **34.70451 / 32.57776**

Price: €1 800 000 + VAT

VAT for this property is **€257,813** or **€342,000**. 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 | None | Common expenses | None |
| Title deed | Has Title | Price per SQM | €4 009.00/m² | | |

Representative: Emerald Property Consultants

| | | | |
|----------------------------|--------------|------------|-------------------------------|
| Registration number | 845 | Email | info@cyprusemerald.com |
| License number | 329/E | Legal name | N/A |
| Phone: +35723080080 | | | |

Price change history

€1 800 000 on Feb 28, 2026



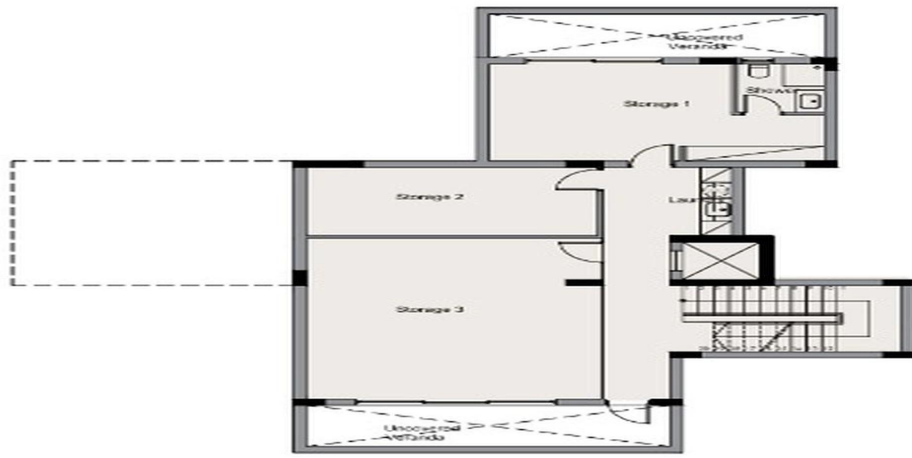




GROUND FLOOR



GROUND FLOOR



BASEMENT FLOOR