

## 4 Bedroom House for Sale in Paphos District

Estimated Delivery: End of 2028 

For sale off plan, this modern villa in the sought-after area of Kouklia - Aphrodite Hills offers an exceptional living experience. With an impressive internal space of 496 m<sup>2</sup>, the home features four spacious bedrooms and five contemporary bathrooms, perfectly designed for comfort and style. A full basement provides ample storage and flexible use for a gym, playroom, or cinema.

This villa stands out with its large private plot, allowing for a generous swimming pool and plenty of outdoor living space. Enjoy beautiful views of the mountains, countryside, and sea, with panoramic vistas visible from multiple rooms and terraces. The property is ...

### Property Info

Covered Area **496**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1374**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30518**  
 Property type **House**  
 Condition **Brand New**  
 View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Paphos**  
 Coordinates: **34.701924301036 / 32.603121708071**

## Price: €1 980 000 + VAT

VAT for this property is **€292,369** or **€376,200**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 992.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€1 980 000 on Apr 1, 2026









