

## 4 Bedroom House for Sale in Paphos District

For sale is a stunning off-plan villa in the exclusive Kouklia – Aphrodite Hills area, offering modern design and luxury living. With an impressive internal space of 434 m<sup>2</sup>, this villa features four spacious bedrooms and five stylish bathrooms, making it ideal for families or those who love to entertain. The property also includes a versatile basement for extra storage or recreational use.



The villa sits on a large plot, providing ample outdoor space and exceptional privacy. Enjoy breathtaking sea views from the comfort of your home, along with the peace and security of a renowned residential community. Kouklia – Aphrodite Hills is known for its beautiful landscapes, g...

### Property Info

Covered Area **434**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1270**  
 Parking **Covered, Yes**

### Additional info

Reference Number **30725**  
 Property type **House**  
 Condition **Brand New**  
 View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Paphos**  
 Coordinates: **34.700842056352 / 32.605955146905**

## Price: €2 100 000 + VAT

VAT for this property is **€297,387** 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 839.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€2 100 000 on Apr 23, 2026







