


## 4 Bedroom House for Sale in Kouklia, Paphos District

Luxury Villas at Venus Rock area, is an exclusive development of just two luxury villas, set within generously sized plots in the prestigious Venus Rock Golf Resort. Designed for refined coastal living, these homes combine architectural elegance with functional comfort and breathtaking Mediterranean views. 

Each villa is arranged across three levels-basement, ground floor, and first floor-creating a spacious and well-balanced layout that maximizes both privacy and natural light. The design emphasizes modern luxury, high-end finishes, and seamless indoor-outdoor living.

### Property Highlights

- 4 spacious en-suite bedrooms
- 3 additional guest toilet rooms
- Mechanic...

### Property Info

Covered Area **496**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **1374**

### Additional info

Reference Number **33549**  
 Property type **House**  
 Condition **Brand New**

### Amenities

#### Location

**Location:** Kouklia  
 Coordinates: **34.692053421164 / 32.591115583344**

Region: **Paphos**

## 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: FOX

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## Price change history

€1 980 000 on Apr 26, 2026







