

5 Bedroom House for Sale in Aphrodite Hills Kouklia, Paphos District

Luxury villa for sale in Kouklia, Paphos — completely renovated in 2025. Two floors, 5 bedrooms, 7 bathrooms, a total area of 356 m2 plus 7,731 m2 of land with an orchard. The villa is equipped with a swimming pool (13x6.2 m), a fitness area, a mini-football stadium, and a BBQ area. In addition, there is a private diesel boiler room, backup power supply, autonomous water supply with its own well. Partially furnished, equipped with high-end branded household appliances. Energy efficiency of class A. Additional benefits: high noise insulation, underfloor heating, fireplace, smart home system, premium finishes made of modern materials, modern ventilation and air conditioning, adjustable...

Property Info

Covered Area	485
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	215849
Property type	House
Condition	Pre-Owned
Bathrooms	5+

Amenities

Location

Location: Aphrodite Hills Kouklia Region: **Paphos**

Price: €3 840 000 + VAT

VAT for this property is **€563,332** or **€729,600**. 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	~€150 200.00	Common expenses	None
		Price per SQM	€7 918.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€3 840 000 on May 8, 2026

