

5 Bedroom Villa in Kouklia, Paphos

For Sale : **€ 3,840,000**

Description
This spacious 5-bedroom villa with 7,731-sq.m Plot in Kouklia village close to Aphrodite Hills resort and Golf offers a unique blend of privacy, functionality, and extensive outdoor features, ideal for family living and large-scale entertaining.
Outdoors, the villa boasts a large overflow swimming pool with adjustable lighting, a stylish poolside relaxation area, and a fully equipped BBQ zone with traditional oven and grill.
Three private parking lots offer a total of 15 parking spaces, ensuring convenience for residents and guests.
For sports enthusiasts, the property features a professionally designed mini stadium with a football field and running track built to European standards.
The surrounding landscaped garden includes a variety of fruit trees—bananas, lemons, pomegranates, peaches, apples, and avocados—adding charm and sustainability to the estate.

1. General Information
- Property Type: Detached villa with a large plot and own infrastructure
- Location: Cyprus, Paphos, Kouklia
- Property Status: Resale
- Year of Construction: 2012
- Year of Renovation: Fully renovated in 2025
- Legal Status: Title deed available

2. Technical Specifications
- Floors: 2
- Bedrooms: 5
- Bathrooms: 5
- Plot Area: 7,731 m²
- Covered area of the villa: 278 m²
- Covered veranda: 70 m²
- Open veranda: 8 m²
- Total Villa’s Area: 356 m²
- Staff House / Utility / Laundry Room: 34 m²
- BBQ Zone: 30 m² (oven, grill)
- Fitness Room: 86 m²
- Total area: 506 m²
- Swimming Pool: 13m x 6.2m (Area = 80 m²), overflow design with customizable lighting
- Parking: 3 parking zones with a total of 15 parking spaces
- Pool Lounge Area: 120 m² (decked surface)
- Mini-stadium: 1,456 m² (football field with a running track according to European standards)
- Fruit Garden: Young fruit-bearing orchard (bananas, lemons, pomegranates, peaches, apples, avocados)
- Additional Areas: Terrace / Balcony
- Furnishing: Partially furnished
- Condition: Fully renovated
- Energy Efficiency Class: A (home insulation, modern windows, smart home system, solar collector, energy-efficient appliances, LED lighting)

3. Finishing Brands
- Sanitary Ware: German & Italian (Hansgrohe, Villeroy & Boch, Daniel Rubinetterie Milano)
- Kitchen: Custom-made in Italy by Colombini Casa
- Appliances: German - Neff; Air Conditioners - Bosch
- Tiles: Italian & Spanish - ITT Ceramic, EnergieKer, Ecoceramic
- Aluminum Profiles: MUSKITA Aluminium Industries Ltd
- Floors: Parquet by UK brand Xylo Flooring

4. Engineering Systems
- Smart Home System: Control heating, lighting, curtains, and security via central panel or mobile

app
- Wi-Fi: Throughout the house, pool area, BBQ zone, and gym
- Underfloor Heating: Ground floor
- Fireplace: On the ground floor, kitchen area
- Safe: Valberg (180 kg, fireproof, electronic lock)
- Private Diesel Boiler Room: Central heating & hot water
- Water Supply: Central + private well (autonomous water supply)
- Diesel Generator: Backup electricity
- Solar System: Engineering communications were installed to connect the EAC “NETBILL” scheme (production of electricity for own needs).
- Solar Collector: Water heating via solar energy
- Water Softener: Improves water quality and prolongs equipment lifespan

5. Infrastructure and Location
- District Type: Suburban
- Distance to the sea: 2 km
- Distance to the Cities: 16 km to Paphos, 42 km to Limassol
- Shops and School - 0.8 km; Alphamega Hypermarket - 3 km
- Golf Courses: Aphrodite Hills - 10 km, Secret Valley - 9 km
- Transport Access: 3 km to highway, 9 km to airport

- Investment Value: Plot 7,731 m² with existing infrastructure and 30% build density permitted
Features and Advantages
- Panoramic views of sea and mountains - create an atmosphere of comfort and harmony
- Complete renovation in 2025 - no additional investment required
- Proximity to elite resorts (Aphrodite Hills, Venus Rock) with developed infrastructure
- Close to Alphamega Hypermarket - everything you need is nearby
- Sports infrastructure - football field, running track, fitness area
- Private fruit garden - fresh fruits on-site
- Smart home system - manage everything from your phone
- Full Wi-Fi coverage - stable internet in every room
- BBQ zone with summer kitchen - perfect for family leisure
- Staff house - separate space for employees
- Own boiler room - heating independence and cost savings
- Water well - independent water supply
- Generator - backup electricity
- Underfloor heating - comfort and energy efficiency
- Fireplace - warmth and coziness in winter
- Premium finishes and modern materials - style, quality, and durability
- High energy efficiency (Class A) - eco-friendly and cost-effective
- Gated and guarded property - safety and privacy
- Private chapel - for solitude and spiritual harmony
- Large plot - investment potential for future development
- Ideal for living, vacationing, renting, or investing
*** This villa could be used for PR as well

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Resale**
Construction Year: **2012**
Renovation Year: **2025**
Bedrooms: **5**
Bathrooms: **5**
Furnished: **Fully Furnished**
Covered Parking: **15**

Area

Internal Area: **278m²**
Covered Verandas: **70m²**
Uncovered Verandas: **8m²**
Covered Area: **278m²**
Plot Area: **7,731m²**
Total Area: **356m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Separate Laundry Room, Maids Room, Fireplace, Private Swimming Pool, Storage Space, Smart Home, Server Room, Water, Air Condition, Sea View, Mountain View, Solar Water Heater

Gallery
























