

7 Bedroom Villa in Kouklia, Paphos

For Sale : **€ 3,950,000**

Description
7-Bedroom Villa

Apartments & Living Spaces
This upcoming 7-bedroom, 7-bathroom luxury villa is set within a prestigious golf resort destination in Kouklia, designed to offer an elevated lifestyle defined by privacy, space, and sophistication. The villa is positioned on an extraordinary 2926 m² plot and provides 1066 m² of covered living space, thoughtfully arranged across three levels — basement, ground floor, and first floor — creating generous and well-balanced environments designed for both comfort and functionality. Every aspect of the villa has been carefully considered to deliver a refined residential experience.

The main living area is designed as a bright and central space, combining the kitchen, dining, and lounge into one harmonious environment. Large sliding doors allow natural light to flood the interior while also creating a seamless connection to the private outdoor area, opening directly onto a private swimming pool, a dedicated barbecue and entertainment area, and expansive outdoor spaces — ideal for relaxation, hosting guests, or enjoying the tranquil surroundings in true Mediterranean style.

Bedrooms
The seven bedrooms are designed as calm and private retreats, offering a peaceful atmosphere away from the main living areas. Each room is well-proportioned, allowing for comfortable furnishing with wardrobes, bedside tables, and additional elements such as a desk or dressing area.

Large windows enhance both natural light and ventilation, creating a fresh and airy environment throughout the day. The design focuses on simplicity and elegance, using high-quality materials and neutral tones to create a relaxing and timeless feel.

The master suite offers a more spacious layout with additional storage solutions, dressing area, and a refined sense of privacy, while the remaining bedrooms provide flexible use as guest rooms, a home office, staff accommodation, or children's rooms — making the home well suited to extended families, large gatherings, and hosting visitors. The villa is served by 7 bathrooms in total, the majority of them en-suite, providing exceptional convenience and privacy.

Overall Feel
Every room is designed with attention to detail, ensuring a balance between style and practicality. The combination of natural light, contemporary architecture, and well-planned layouts creates living spaces that feel both comfortable and sophisticated — perfectly suited for a high-end Mediterranean lifestyle in one of Cyprus' most prestigious golf resort communities.

The villa includes a private swimming pool, a dedicated outdoor barbecue and entertainment area, a private basement, expansive landscaped grounds, and ample private parking, offering full independence and the privacy of a stand-alone home. Great emphasis has been placed on high-quality finishes, premium materials, and carefully selected technical specifications, ensuring exceptional standards of comfort, durability, and style throughout the property.

Set on an exceptional 2926 m² plot with 1066 m² of covered living space across three levels, the villa is rated Energy Efficiency Grade A, with high-quality construction and modern, energy-efficient features throughout. A defining feature of the residence is its spectacular panoramic views, overlooking the Mediterranean Sea and the beautiful surrounding landscape — creating an atmosphere of exclusivity and serenity, ideal for the most discerning end-users and investors seeking a true trophy property in Cyprus.

Details

Property Type: **House**
Status: **Available**
Unit Number: **V01**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Under Construction**
Bedrooms: **7**
Bathrooms: **7**
Covered Parking: **2**

Area

Internal Area: **1,066m²**
Covered Area: **1,066m²**
Plot Area: **2,926m²**
Total Area: **1,066m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Secure Door, Storage Space

Gallery



















