

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

Spacious four bedroom villa located in Koloni, Paphos.

Built to high quality specifications this property features 2 living areas, 2 kitchens, 4 bedrooms two of which are ensuite.

Upon entering this grand property through double doors onto the landing area you will find the formal living area and dining area, adjacent is the informal living area with fireplace leading to the bespoke kitchen and informal dining area. Behind the formal grand kitchen is a kitchenette with 2 ovens, hob and additional fridge freezer.

Up the flight of stairs is a large landing area, which can be used as a sitting area or office, a laundry room and 4 bright and airy bedrooms. Located i...

### Property Info

Covered Area	<b>270</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>610</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>33963</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

**Location:** Koloni Region: **Paphos**

## Price: €800 000 + VAT

VAT for this property is **€89,778** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 963.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€700 000 on May 23, 2024

€800 000 on Jun 20, 2025













