

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

A residential complex with unique designs, harmoniously blending nature with modern architecture

### Key Features

Outstanding construction quality

Private pool area with kids pool

Private multifunctional playground

Panoramic sea & mountain view

6 luxury villas, 10 modern townhouses, 10 premium class apartments

Prime location with the convenience of city life and the tranquility of nature

Energy class A

### AVAILABILITY

House

Indoor area 196 sq.m.

Covered balconies 42 sq.m.

Uncovered veranda 57 sq.m.

Covered parking 34 sq.m.

Mechanical room 10 sq.m.

Expected Delivery Date: February 2026

### Property Info

Covered Area	<b>238</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>616</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>49063</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

### Location

Sep 10, 2025

1/4

<https://index.cy/sale/3258348>

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

## Price: €1 270 000 + VAT

VAT for this property is **€129,241** or **€241,300**. 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>€5 336.00/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

€1 490 000 on May 26, 2024  
 €1 270 000 on Jan 23, 2025

