

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 | 238 |
| Air Conditioning | Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 616 |
| Pool | Private, Yes |

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 49063 |
| Property type | House |
| Condition | Under Construction |
| Construction Year | 2026 |
| Bathrooms | 3 |

Amenities

Location

Jul 31, 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €5 336.00/m² | | |

Representative: 1st Class Homes

| | | | |
|--|--------------|------------|--|
| Registration number | 690 | Email | info@1stclass-homes.com |
| License number | 367/E | Legal name | KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD |
| Phone: +35725310243, +35770000889 | | | |

Price change history

€1 490 000 on May 26, 2024

€1 270 000 on Jan 23, 2025

