

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

This is a modern design 4 bedroom villa for sale, located in the heart of the tourist area of Paphos in Cyprus. X

The villa is designed in a large plot and enjoys a private swimming pool with spacious outdoor areas.

The villa is located in front of one of the most famous sandy beaches in Paphos and enjoys easy access to a variety of restaurants, pubs, bars 5-star beach resorts and other amenities.

Property Info		Plot / Area Info		Additional info
Covered Area	<b>237</b>			
Covered Veranda	<b>1</b>	Plot area	<b>437</b>	Reference Number
Uncovered Veranda	<b>60</b>	Pool	<b>Yes</b>	Property type
Total Number of Floors	<b>2</b>	Parking	<b>Uncovered, Yes</b>	Bathrooms
Energy Efficiency	<b>A</b>			<b>4</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Koloni Coordinates: <b>34.734735568515 / 32.454686175938</b>	Region: <b>Paphos</b>

## Price: €795 000 + VAT

VAT for this property is **€80,607** or **€151,050**. 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 Price per SQM	<b>~€28 400.00</b> <b>€3 354.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€795 000 on Apr 8, 2025

