

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.

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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	287				
Covered Veranda	39	Plot area	469	Reference Number	1216
Uncovered Veranda	68	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	Uncovered, Yes	Bathrooms	4
Energy Efficiency	Α				

Amenities	Location
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• Roof Garden Location: Koloni Region: Paphos

Coordinates: 34.734735568515 / 32.45469690108



Price: €920 000 + VAT

VAT for this property is €107,483 or €174,800. 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	Excluded	Title transfer fee	~€33 400.00	Common ovnences	None
		Price per SOM	€3 206.00/m²	Common expenses	None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

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Price change history

€920 000 on Apr 8, 2025









