

## 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>287</b>		
Covered Veranda	<b>39</b>	Plot area	<b>469</b>
Uncovered Veranda	<b>68</b>	Pool	<b>Yes</b>
Total Number of Floors	<b>2</b>	Parking	<b>Uncovered, Yes</b>
Energy Efficiency	<b>A</b>		
		Reference Number	<b>1519</b>
		Property type	<b>House</b>
		Bathrooms	<b>4</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Koloni Coordinates: <b>34.73472675157 / 32.454707626222</b>	Region: <b>Paphos</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€33 400.00</b> <b>€3 206.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€920 000 on Apr 8, 2025



4 BEDROOM VILLA

