

## 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>329</b>         |                               |                  |              |
| Covered Veranda <b>21</b>       | Plot area <b>484</b>          | Reference Number | <b>1541</b>  |
| Uncovered Veranda <b>70</b>     | Pool <b>Yes</b>               | Property type    | <b>House</b> |
| Total Number of Floors <b>2</b> | Parking <b>Uncovered, Yes</b> | Bathrooms        | <b>4</b>     |
| Energy Efficiency <b>A</b>      |                               |                  |              |

| Amenities     | Location   |                       |
|---------------|--|-----------------------|
| • Roof Garden | <b>Location:</b> Koloni<br>Coordinates: <b>34.734744385459 / 32.454686175938</b> | <b>Region: Paphos</b> |

## Price: €980 000 + VAT

VAT for this property is **€123,647** or **€186,200**. 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<br>Price per SQM | <b>~€35 800.00</b><br><b>€2 979.00/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

€980 000 on Apr 8, 2025

