

## 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.



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

Covered Area	<b>238</b>
Covered Veranda	<b>1</b>
Uncovered Veranda	<b>60</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>423</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>1566</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

**Location:** Koloni  
**Coordinates:** **34.73472675157 / 32.454707626222**

**Region:** **Paphos**

## Price: €795 000 + VAT

VAT for this property is **€80,903** 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.

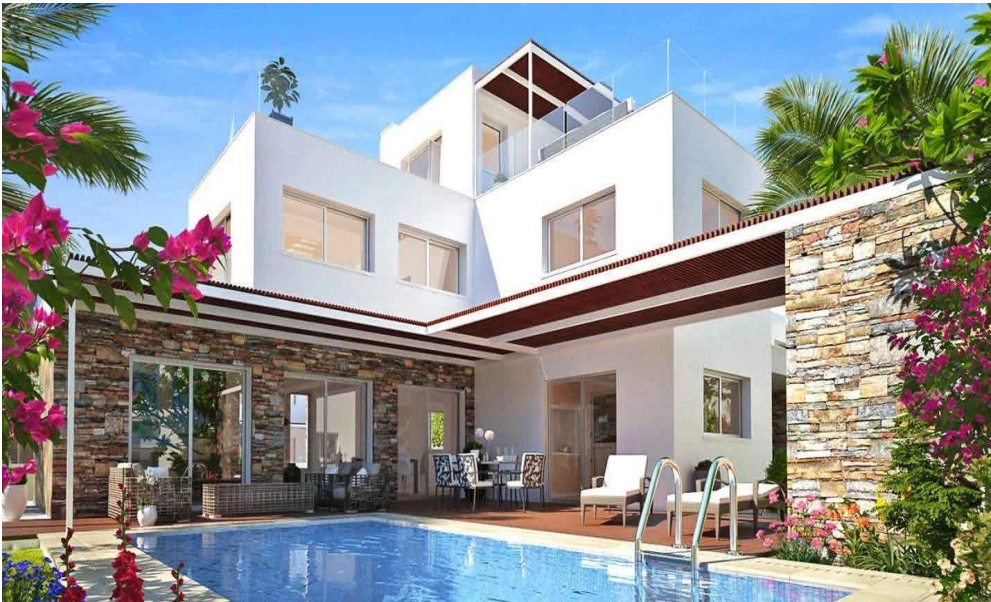
VAT	<b>Excluded</b>	Title transfer fee	<b>~€28 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 340.00/m²</b>		

## 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>
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## Price change history

€795 000 on Apr 8, 2025



4 BEDROOM VILLA

