

## 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	237				
Covered Veranda	1	Plot area	437	Reference Number	1742
Uncovered Veranda	60	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	<b>Uncovered, Yes</b>	Bathrooms	4
Energy Efficiency	A				

## Amenities Location

• Roof Garden Region: Paphos

Coordinates: 34.73472675157 / 32.454729076506



**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 Excluded

Title transfer fee ~€28 400.00

Price per SQM €3 354.00/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

Phone: +35725255505, +35794001333

## **Price change history**

€795 000 on Apr 8, 2025











4 BEDROOM VILLA