

3 Bedroom House for Sale in Koloni, Paphos District

This is a modern design 3 bedroom villa, 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	209
Covered Veranda	1
Uncovered Veranda	86
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	449
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	1940
Property type	House
Bathrooms	4

Amenities

- Roof Garden

Location

Location: Koloni

Region: **Paphos**

Coordinates: **34.734753202401 / 32.45469690108**

Price: €695 000 + VAT

VAT for this property is **€62,217** or **€132,050**. 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	~€24 400.00	Common expenses	None
		Price per SQM	€3 325.00/m²		

Representative: RealDeal Estates

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Price change history

€695 000 on Apr 8, 2025



3 BEDROOM VILLA

