

## 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	<b>209</b>
Covered Veranda	<b>1</b>
Uncovered Veranda	<b>86</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>449</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>1940</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€24 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 325.00/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>
Phone: +35725255505, +35794001333			

## Price change history

€695 000 on Apr 8, 2025



3 BEDROOM VILLA

