

3 Bedroom House for Sale in Koloni, Paphos District

This is a modern design 3 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	209				
Covered Veranda	1	Plot area	449	Reference Number	1943
Uncovered Veranda	86	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	Uncovered, Yes	Bathrooms	4
Energy Efficiency	Α				

Amenities	Location

• Roof Garden Region: Region: Paphos

Coordinates: 34.734744385459 / 32.454686175938



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

Price per SQM €3 325.00/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

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Price change history

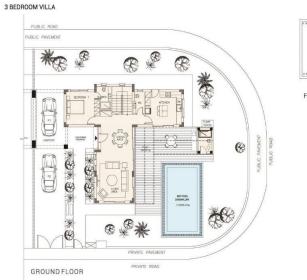
€695 000 on Apr 8, 2025















Dec 13, 2025