

## 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.



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>1943</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>4</b>     |

### Amenities

- Roof Garden

### Location

**Location:** Koloni  
Coordinates: **34.734744385459 / 32.454686175938**

Region: **Paphos**

## 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

