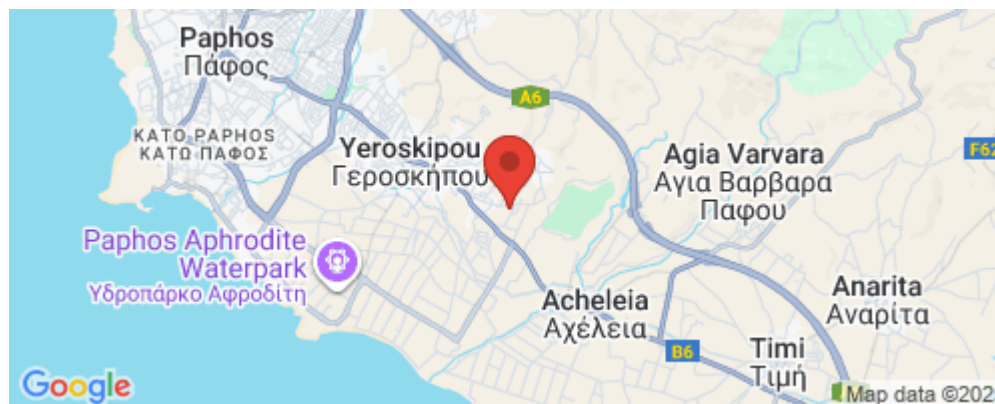


4 Bedroom House for Sale in Koloni, Paphos District

For sale: A modern detached villa, currently offered off plan, in the desirable area of Koloni. This villa boasts 145 m2 of internal space, with a thoughtful layout featuring 3 spacious bedrooms plus 1 extra room and three bathrooms. Built to the highest energy efficiency standards (grade A), it provides both comfort and sustainability for modern living.



The Koloni area is known for its peaceful atmosphere while still being close to all essentials. Residents enjoy easy access to shops, schools, and leisure facilities. The location is only a short drive from the highway, making travel to nearby towns and beaches fast and convenient.

The property is set within a secure, gated ...

Property Info

Covered Area	145
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	310
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	20017
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

- BBQ zone

Location

Location: Koloni
Coordinates: **34.753154737711 / 32.470536464166**
Region: **Paphos**

Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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	None	Common expenses	None
		Price per SQM	€3 276.00/m²		

Representative: Purple International Real Estate

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd
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Price change history

€475 000 on Jul 19, 2025



