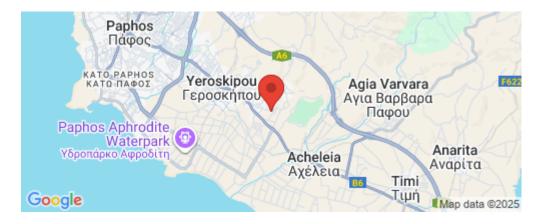


## 4 Bedroom House for Sale in Koloni, Paphos District

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		Plot / Area Info		Additional info	
Covered Area	145	Plot area	310	Reference Number	20017
				Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	3

## Amenities Location

• BBQ zone Region: Paphos

Coordinates: 34.753154737711 / 32.470536464166



**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

Price per SQM €3 276.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

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Phone: **+35723811058** 

## **Price change history**

€475 000 on Jul 19, 2025







