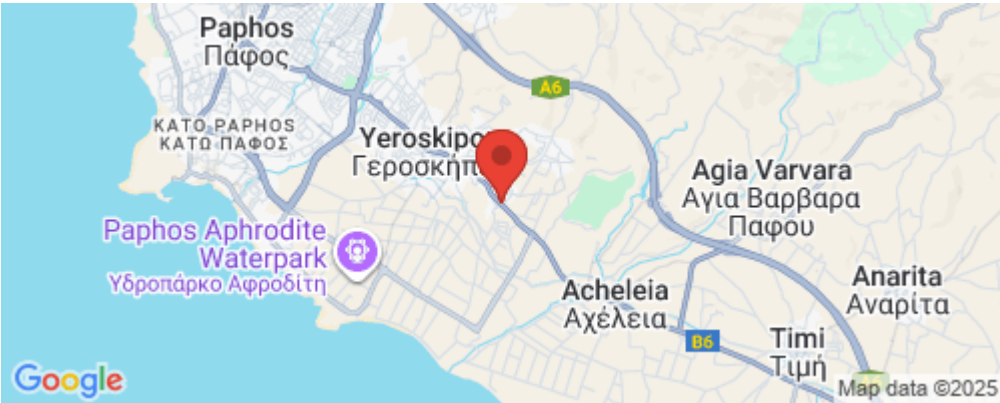


3 Bedroom House for Sale in Koloni, Paphos District

This modern luxury villa project is located in Geroskipou, Paphos, Cyprus, within a secure gated community that blends elegance, sustainability, and convenience. Each villa occupies a plot starting from 260 m², with a covered area of 135-145 m², designed to maximize natural light, ventilation, and seamless indoor-outdoor living.



Design Concept:

The villas feature contemporary architecture with clean lines, flat or gently sloped roofs, and a minimalist aesthetic. Sustainable and durable materials such as stone, wood, and high-quality finishes are used throughout. Energy-efficient systems, including split-unit air conditioning, solar energy potential, and smart home featur...

Property Info		Plot / Area Info		Additional info	
Covered Area	145			Reference Number	31381
Heating	Underfloor Heating, Yes	Plot area	310	Property type	House
Air Conditioning	All rooms, Yes			Condition	Brand New
				Bathrooms	2
Amenities		Location			
• BBQ zone		Location: Koloni		Region: Paphos	
		Coordinates: 34.752488 / 32.465509			

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: FOX

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Price change history

€475 000 on Oct 4, 2025



