

3 Bedroom House for Sale in Koloni, Paphos District

Modern Luxury Villa Project – Geroskipou, Paphos, Cyprus



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

Design Concept

The villas showcase contemporary architectural design with clean lines, flat or gently sloped roofs, and a refined minimalist aesthetic. High-quality, sustainable materials such as natural stone, wood a...

Property Info

Covered Area
Heating
Air Conditioning

196
Underfloor Heating, Yes
All rooms, Yes

Plot / Area Info

Plot area **261**

Additional info

Reference Number **31388**
Property type **House**
Condition **Brand New**
Bathrooms **3**

Amenities

- BBQ zone

Location

Location: Koloni
Coordinates: **34.752488 / 32.465509**
Region: **Paphos**

Price: €465 000 + VAT

VAT for this property is **€38,529** or **€88,350**. 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	€2 372.00/m²		

Representative: FOX

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Price change history

€450 000 on Oct 4, 2025
 €460 000 on Dec 5, 2025
 €465 000 on Dec 24, 2025











