

3 Bedroom House for Sale in Koloni, Paphos District

Modern Luxury Villa Project - Geroskipou, Paphos, Cyprus X

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		Plot / Area Info		Additional info	
Covered Area	196			Reference Number	31388
Heating	Underfloor Heating, Yes	Plot area	261	Property type	House
Air Conditioning	All rooms, Yes			Condition	Brand New
				Bathrooms	3

Amenities

- BBQ zone

Location

Location: Koloni

Region: **Paphos**

Coordinates: **34.752488 / 32.465509**

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 Price per SQM	None €2 372.00/m²	Common expenses	None
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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











