

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

Reference ID: #SA31905Price details: €675,000 +VATFour bedroom luxurious villas in Koloni, Geroskipou, in Paphos. The villas include the following: infinity pool with BBQ and deck (optional) roof garden bigh suspended ceilings with recessed lighting ·VRV with underfloor heating and ducted cooling system Plot size: 375 sqm - 552 sqmCovered area: 240 sqm - 413 sqmUncovered area: 84 sqm - 107 sqmRoof Garden area: 76 sqm - 105 sqmSelling Prices: €675.000 - €1.260.000Completion Date: June 2025Plus VAT

| Property Info   |   | Plot / Area Info             |  | <b>Additional info</b>   |   |
|---|---|------------------------------|--|--|---|
| Covered Area Covered Veranda Uncovered Veranda Total Number of Floors Furnishing Energy Efficiency Heating Air Conditioning | 240<br>76<br>84<br>2<br>Unfurnished<br>N/A<br>Underfloor Heating, Yes<br>All rooms, Yes | Plot area<br>Pool<br>Parking | 375<br>Yes<br>Covered, Yes             | Reference Number Property type Condition Construction Year Bathrooms | SA31905<br>House<br>Under Construction<br>2024<br>4 |
| Amenities   | Location  |                              |  |  |   |
| Storage room  | <b>Location:</b> Koloni<br>Coordinates: <b>34.7512977</b>                               | 23577 / 32.471832            | Region: <b>Paphos</b><br><b>196933</b> | 5  |   |



Price: €675 000 + VAT

VAT for this property is **€69,188** or **€128,250**. 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 evnences | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €2 813.00/m <sup>2</sup> | Common expenses | None |

## **Representative: Smart Assets**

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|---------------------|-------|------------|-------------------------|
| License number      | 317/E | Legal name | N/A                     |

Phone: **+35777000111** 

## **Price change history**

€675 000 on Oct 19, 2023











SOLD