

4 Bedroom House for Sale in Koloni, Paphos District

Set amidst the serene landscapes of Koloni, just minutes from the heart of Paphos, this exceptional residential development offers a new vision of luxury surrounded by nature. A gated community of villas, townhouses, and apartments, the project is thoughtfully designed to blend contemporary living with timeless elegance and panoramic views of the sea and mountains.

Each residence is a celebration of light, space, and refined design. Expansive windows flood the interiors with sunshine, while high ceilings, premium materials, and elegant finishes create a warm yet sophisticated ambiance. Private gardens, rooftop terraces, and infinity pools enhance the outdoor living experience, offer...

Property Info		Plot / Area Info		Additional info	
Covered Area	238				
Covered Veranda	42			Reference Number	12240
Uncovered Veranda	57			Property type	House
Furnishing	Unfurnished	Plot area	616	Condition	Under Construction
Energy Efficiency	A	Pool	Yes	Bathrooms	3
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				

Amenities	Location
	Location: Koloni
	Region: Paphos

Coordinates: **34.75278 / 32.46995**

Price: €1 300 000 + VAT

VAT for this property is **€132,294** or **€247,000**. 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 €5 462.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€1 300 000 on Oct 8, 2025







