


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

Covered Area	238
Covered Veranda	42
Uncovered Veranda	57
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	616
Pool	Yes

Additional info

Reference Number	12240
Property type	House
Condition	Under Construction
Bathrooms	3

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	None	Common expenses	None
		Price per SQM	€5 462.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 300 000 on Oct 8, 2025







