

## 3 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	<b>182</b>
Covered Veranda	<b>39</b>
Uncovered Veranda	<b>46</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>439</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>12242</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Koloni      Region: **Paphos**  
**Coordinates:** **34.75278 / 32.46995**

## Price: €1 000 000 + VAT

VAT for this property is **€74,615** or **€190,000**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 495.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 000 000 on Oct 8, 2025













