

## 1 Bedroom Apartment 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>101</b>
Covered Veranda	<b>36</b>
Uncovered Veranda	<b>11</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</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

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12254</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

**Price: €380 000 + VAT**

VAT for this property is **€19,000** or **€72,200**. 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>€3 762.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€380 000 on Oct 8, 2025













