

3 Bedroom House for Sale in Koloni, Paphos District

This modern luxury villa project is located in Geroskipou, Paphos, within a secure gated community that harmoniously blends elegance, sustainability, and everyday convenience. Each villa is positioned on a private plot starting from 260 m², with a covered area of approximately 135-145 m², thoughtfully designed to maximize natural light, cross-ventilation, and seamless indoor-outdoor living.



Design Concept

The villas showcase contemporary architectural design with clean lines, flat or gently sloped roofs, and a refined minimalist aesthetic. High-quality, sustainable materials such as natural stone, wood accents, and premium finishes are used throughout. Modern comforts ...

Property Info

Covered Area **196**
 Heating **Underfloor Heating, Yes**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **260**

Additional info

Reference Number **31440**
 Property type **House**
 Condition **Brand New**
 Bathrooms **3**

Amenities

- BBQ zone

Location

Location: Koloni Region: **Paphos**
 Coordinates: **34.752488 / 32.465509**

Price: €465 000 + VAT

VAT for this property is **€38,529** or **€88,350**. 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	€2 372.00/m²		

Representative: FOX

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Price change history

€450 000 on Oct 11, 2025
 €460 000 on Dec 5, 2025
 €465 000 on Dec 24, 2025

















