

## 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  
Heating  
Air Conditioning

**196**  
**Underfloor Heating, Yes**  
**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  
Coordinates: **34.752488 / 32.465509**  
Region: **Paphos**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 372.00/m²</b>		

## 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

































