

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		Plot / Area Info		Additional info	
Covered Area	196			Reference Number	31440
Heating	Underfloor Heating, Yes	Plot area	260	Property type	House
Air Conditioning	All rooms, Yes			Condition	Brand New
				Bathrooms	3

Amenities	Location	
• BBQ zone	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 Price per SQM	None €2 372.00/m²	Common expenses	None
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Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€450 000 on Oct 11, 2025

€460 000 on Dec 5, 2025

€465 000 on Dec 24, 2025

















