

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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | None €2 372.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

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

















