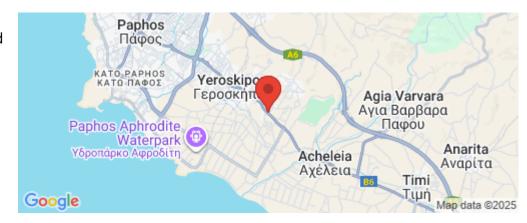


3 Bedroom House for Sale in Koloni, Paphos District

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



Design Concept:

The villas feature contemporary architecture with clean lines, flat or gently sloped roofs, and a minimalist aesthetic. Sustainable and durable materials such as stone, wood, and high-quality finishes are used throughout. Energy-efficient systems, including split-unit air conditioning, solar energy potential, and smart home featur...

Property Info		Plot / Area I	Info	Additional info	
Covered Area Heating Air Conditioning	188 Underfloor Heating, Yes All rooms, Yes	Plot area	270	Reference Number Property type Condition Bathrooms	31440 House Brand New 3

Amenities Location

• BBQ zone Location: Koloni Region: Paphos

Coordinates: 34.752488 / 32.465509



Price: €450 000 + VAT

VAT for this property is €35,234 or €85,500. 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.

\/AT	Fredridad	Title transfer fee	None	Common ovnoncos	None
VAT Excluded	Price per SOM	€2 394.00/m ²	Common expenses	None	

Representative: FOX

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Price change history

€450 000 on Oct 11, 2025













