

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

















