

## 3 Bedroom House for Sale in Koloni, Paphos District

Modern Luxury Villas – Geroskipou, Paphos



This exclusive collection of modern villas is located in a peaceful residential area of Geroskipou, Paphos, within a secure gated community that combines contemporary design, privacy, and sustainable living.

Each villa is set on a private plot starting from 255 m<sup>2</sup>, with a covered area of approximately 138-156 m<sup>2</sup>, carefully designed to enhance natural light, ventilation, and seamless indoor-outdoor living.

### Interior Layout

The ground floor features a spacious open-plan living, dining, and kitchen area, opening onto a covered veranda (10-46 m<sup>2</sup>)—ideal for relaxation and entertaining. The layout also includes a ...

Property Info	Plot / Area Info	Additional info
Covered Area <b>196</b>		Reference Number <b>32310</b>
Heating <b>Underfloor Heating, Yes</b>	Plot area <b>260</b>	Property type <b>House</b>
Air Conditioning <b>All rooms, Yes</b>		Condition <b>Brand New</b>
		Bathrooms <b>3</b>

Amenities	Location	
• BBQ zone	<b>Location:</b> Koloni Region: <b>Paphos</b> Coordinates: <b>34.752488 / 32.465509</b>	

## 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 Price per SQM	<b>None</b> <b>€2 372.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€465 000 on Dec 24, 2025















