

## 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

Covered Area	<b>196</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **260**

### Additional info

Reference Number	<b>32310</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- BBQ zone

### Location

**Location:** Koloni                      Region: **Paphos**  
**Coordinates:** **34.752488 / 32.465509**

## Price: €470 000 + VAT

VAT for this property is **€38,943** or **€89,300**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 398.00/m<sup>2</sup></b>		

## Representative: FOX

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

## Price change history

€465 000 on Dec 24, 2025

€470 000 on Mar 19, 2026















