

3 Bedroom House for Sale in Koloni, Paphos District

These exclusive gated villas are located in the desirable Geroskipou-Koloni area of Paphos, Cyprus. The modern residential development offers contemporary design, premium finishes, and private outdoor spaces — perfect for families, permanent living, or investment. 

? Property Highlights

Gated luxury villa community with private entrances.

Under construction with completion expected around 2027.

Each villa features:

Private swimming pool

Barbecue/outdoor entertainment area

Split-system air conditioning

Covered parking

Modern plumbing and energy-efficient design

? Villa Size & Plot

For a typical unit:

Price: €495 000 + VAT

VAT for this property is **€43,589** or **€94,050**. 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 Price per SQM	None €2 403.00/m²	Common expenses	None
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Representative: FOX

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Price change history

€495 000 on Dec 24, 2025















