

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

Experience the perfect blend of contemporary design, privacy, and sustainable living with this exclusive collection of modern villas in a peaceful residential area of Geroskipou, Paphos. Located within a secure gated community, these homes offer luxury, comfort, and year-round Mediterranean lifestyle.



### Property Highlights

Private Plots: From 275 m<sup>2</sup>

Total Covered Area: 184 m<sup>2</sup>

Internal Living: 147 m<sup>2</sup>

Covered Veranda: 38 m<sup>2</sup>

Uncovered Veranda: 17 m<sup>2</sup>

Bedrooms: Three plus optional study/home office

Bathrooms: Two to three (including master ensuite)

Parking: Private parking for each villa

Design: Emphasis on natural light,...

### Property Info

Covered Area

**184**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**275**

### Additional info

Reference Number

**32321**

Property type

**House**

Condition

**Brand New**

Bathrooms

**3**

- BBQ zone

**Location****Location:** KoloniRegion: **Paphos**Coordinates: **34.752488 / 32.465509**

## Price: €495 000 + VAT

VAT for this property is **€37,555** 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€2 690.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€495 000 on Dec 24, 2025















