

## 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,...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>184</b>			Reference Number	<b>32321</b>
Heating	<b>Underfloor Heating, Yes</b>	Plot area	<b>275</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

- 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

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€495 000 on Dec 24, 2025















