

### 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	<b>184</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>275</b>
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#### Additional info

Reference Number	<b>32321</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

- BBQ zone

**Location**

**Location:** Koloni

Region: **Paphos**

Coordinates: **34.752488 / 32.465509**

## Price: €520 000 + VAT

VAT for this property is **€39,452** or **€98,800**. 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>€2 826.00/m<sup>2</sup></b>		

## 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

€520 000 on Mar 19, 2026















