

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

This detached villa in a quiet residential area is just 5 minutes from the popular beach of Geroskipou and 10 minutes from city center and Kings Avenue Mall. The villa consists of 4 bedrooms and 4 bathrooms, bright and spacious living and dining areas. Optional extras: Parking entrance gates Private swimming pool VRV concealed air-conditioning Interior design as per 3D renderings Electric or water underfloor heating heated by electric heat pump. Roof garden with access through internal staircase, shower, toilet and provision for: barbeque, work top, sink (hot and cold water) and fridge. The Project has EPC certificate with "B" Energy Efficiency Rating. ✖

### Property Info

Covered Area **245**  
 Covered Veranda **30**

### Plot / Area Info

Plot area **580**

### Additional info

Reference Number **T081-1**  
 Property type **House**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Koloni                      Region: **Paphos**  
 Coordinates: **34.74948 / 32.4653**

## Price: €690 000 + VAT

VAT for this property is **€71,957** or **€131,100**. 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>~€24 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 816.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€690 000 on Jan 28, 2026



