



#13040

# Elegant 3-Bedroom Villas with Private Pools in Koloni–Geroskipou (13040)





📍 Koloni, Paphos

€450,000 +VAT



# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 135 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		270 m <sup>2</sup>			
Status		Off plan			
Year of construction		2027			
Furnished		Optional furnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

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From €450,000 +VAT | Completion: July 2027

Located in the tranquil residential area of Koloni–Geroskipou, this exclusive development comprises 13 modern 3-bedroom detached villas, each thoughtfully designed to offer contemporary comfort and timeless style. With spacious interiors and private outdoor areas, these homes are perfect for both permanent living and investment.

Each villa boasts a covered internal area of 135–140m<sup>2</sup>, complemented by generous covered verandas of 30–35m<sup>2</sup> and plots ranging from 250–350m<sup>2</sup>. Enjoy open-plan living spaces, large verandas, and private landscaped gardens with a swimming pool—ideal for relaxing or entertaining.

Built to the highest standards, the villas feature thermal insulation, granite countertops, energy-efficient doors and windows, and double glazing. Provisions for underfloor heating, split-unit air conditioning, electric shutters, electric car charging, CCTV, and alarm systems ensure convenience and modern functionality.

Additional features include a built-in sanitation system, solar water heater, water softener, covered parking, and gated access for added security. A full furniture and appliance package is also available, ranging from €35,000–€45,000.

Offering a peaceful lifestyle close to Paphos town, international schools, and beautiful beaches, these villas represent an exceptional investment opportunity in one of the area’s most sought-after locations.



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Solar water heater

Gated complex

Parking, Covered

Storage

Heating, Underfloor

Pool, Private

## Features

Balcony

CCTV (provision)

Double glazing

Investment opportunity

Openings in opposite sides

Veranda

Barbeque

Combined kitchen and dining area

Energy efficient doors/windows

Modern design

Shutters, electric (provision)

Veranda, large

Bright

Connected to electric mains

Granite countertops

Open plan

Thermal insulation

Water softener

## Distances

Amenities

 500 m

Airport

 9.7 km

Sea

 2.5 km

Public transport

 1 km

Schools

 1 km


Resort

 5 km

## Contact us



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