

For Sale, House, Detached House, Paphos, Kissonerga, 402m², 560m²

For Sale : **€ 1,750,000**

Description
Luxury 4-7 bedroom villa for sale located in Kissonerga area, in Paphos.
The ground floor comprises of an open-plan kitchen with sitting area, dining area, a spacious living room, a kitchenette, storage room, guest wc, master bedroom with en-suite bathroom, covered and uncovered verandas. The first floor comprises of three en-suite bedrooms. Also, benefits from a roof garden with unobstructed views of the Mediterranean Sea. Externally, the property offers large landscaped garden, private swimming pool, covered and uncovered parking spaces. Offering excellent investment potential as is located just 5 minutes from the newly designed Paphos Marina, 10 minutes from TLC Private School and 10 minutes from Kings Avenue Mall.
SPECIFICATIONS*
• Smart home, automation systems
• Electric blinds in all areas
• Provision for photovoltaic system
• Complete installation of central structure cabling system for TV, telephone and computer throughout the villa
• Installation of audio/video entry gate unit to road entrance with control points inside villa
• Complete installation of intruder and fire alarm system
• Provision for electric shutters
• CCTV cameras
• VRV system, concealed air-conditioning throughout the villa (cooling/heating)
• Underfloor electric heating
• Water solar heater, Water Pressurizing System
• Roof gardens with access through internal staircase, shower, toilet and provision for: barbeque, work top, sink (hot & cold water) and fridge
• Bright and spacious kitchen and living room areas with suspended ceilings
• Bathrooms finished with high quality marble effect porcelain tiles, suspended ceilings and high-quality vanity units, sanitary ware, accessories and mixers
• Sensor lights to the car parking area and main entrance door
• Provision for elevator to all floors and the roof garden
• Private infinity swimming pool with the surrounding patio paved in anti-slip granite tiles
• Energy saving features offering maximum thermal insulation and sound proofing (8cm polystyrene on walls and the roof, with the issue of an Energy Performance Certificate A)
OPTIONAL EXTRAS
• Fire-place
• Additional room/bedroom on the roof garden
• Jacuzzi inside the property or on the roof garden
• Semi basement area that can be designed according to the client’s specifications to include additional rooms or areas such as an en-suite bedroom, a wellness room, children’s playroom, gaming room, gym area, cinema area, utility room, bar, wine cellar, jacuzzi, sauna, storage room etc, in addition to a mechanical/electrical room and a server/CCTV control room.
**Price including optional semi-basement area of 166sqm (can be of a smaller size) €2,250,000.
Subject to VAT.

Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **VILLA 3**

Main Features

Property Subtype: **Detached House**
Bedrooms: **4**
Furnished: **Unfurnished**

Construction Stage: **Under Construction**
Bathrooms: **8**
Covered Parking: **1**

Construction Year: **2025**
Kitchen Type: **Open Plan**
Uncovered Parking: **1**

Area

Internal Area: **280m²**
Covered Verandas: **102m²**
Covered Area: **402m²**
Plot Area: **560m²**

Energy & Heating

Heating Medium: **Underfloor Heating**
Energy Efficiency Grade: **A**

Further Details

Private Swimming Pool, Storage Space, Smart Home, Air Condition, Sea View

Gallery















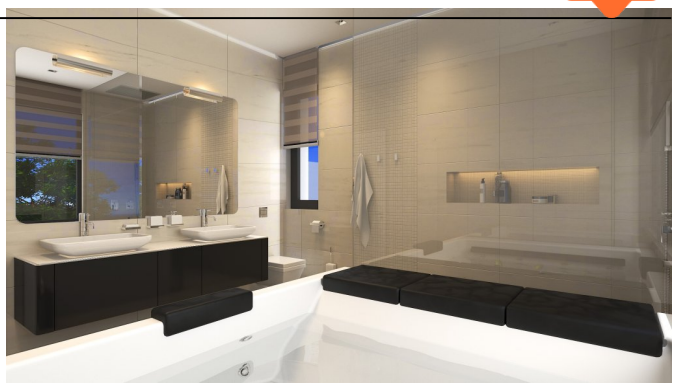








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