

For Sale, House, Mansion/Villa, Paphos, Kissonerga, 800m², 1,570m²

For Sale : **€ 5,800,000**

Description
Luxury 7-8 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 and walk-in wardrobe, covered and uncovered verandas. The first floor comprises of five en-suite bedrooms. Also, benefits from a roof garden of 190sqm with unobstructed views of the Mediterranean Sea, one bathroom and one bedroom. Externally, the property offers large landscaped garden, private swimming pool and two covered parking spaces. Magnificent, ultra-luxurious villa offering excellent investment potential as it is located just 400m from the newly designed Paphos Marina and 10 minutes' drive away from Kings Avenue Mall. Only a few minutes away from the city center, situated in an exclusive beachfront location, this prestigious home offers direct access to a sandy beach at its doorstep, unobstructed views of the Mediterranean Sea and Paphos Marina.
Specifications:
• Smart house, automation systems
• VRV system, concealed air-conditioning
• Under-floor heating
• Complete installation of intruder and fire alarm system (CCTV)
• Photovoltaic system for water heating
• Water pressurizing system
• Provision for future installation of satellite dish to the roof
• 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
• Roof gardens with access through elevator and internal staircase, barbeque area, work top, sink (hot and cold water), stone or wooden dining table, pergola, shower, toilet, wine bar, fridge, etc
• Elevator to all floors and the roof garden
• Bright and spacious kitchen and living room areas with suspended ceilings and a fire-place
• Bathrooms finished with high quality marble tiles, suspended ceilings and high-quality vanity units, sanitary ware, accessories and mixers
• Sensor lights to the car parking area and main entrance door
• Private infinity swimming pool with the surrounding patio paved in anti-slip granite tiles natural stone or combination with synthetic wooden deck
• 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
Optional Extras:
• 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, gym area, cinema
Price including optional semi-basement area of 290sqm (can be of a smaller size) €6,550,000.
Subject to VAT.

Details

Property Type: **House**
Website
Status: **Available**
Unit Number: **SINGLE RESIDENCE**

Main Features

Property Subtype: **Mansion/Villa**
Bedrooms: **7**
Furnished: **Unfurnished**
Construction Stage: **Off-plan**
Bathrooms: **8**
Covered Parking: **2**
Construction Year: **2026**
Kitchen Type: **Open Plan**

Area

Internal Area: **600m²**
Plot Area: **1,570m²**
Covered Verandas: **200m²**
Covered Area: **800m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

Alarm, Secure Door, Elevator, Private Swimming Pool, Storage Space, Smart Home, Sea View, Beach Front

Gallery









































