



For Sale, House, Mansion/Villa, Paphos, Kissonerga, 360m², 785m²

(OPTION 2: VILLA 1), MARINA BEACHFRONT VILLA,
MILOUIN, KISSONERGA, PAFOS, REG.2/384

For Sale : **€ 2,950,000**

Description

Luxury 4-5 bedroom villa for sale located in Kissonerga area, in Paphos.

The ground floor comprises of a kitchen with sitting area, a spacious living room with dining area, office space, guest wc, covered and uncovered verandas. The first floor comprises of four en-suite bedrooms. Also, benefits from a roof garden of 150sqm with unobstructed views of the Mediterranean Sea. Externally, the property offers large landscaped garden, private swimming pool and one uncovered parking space. 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 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 160sqm (can be of a smaller size) €3,350,000.

Subject to VAT.

Details

Property Type: **House**
[Website](#)

Status: **Available**

Unit Number: **OPTION 2: VILLA 1**

Main Features

Property Subtype: **Mansion/Villa**
Bedrooms: **4**
Furnished: **Unfurnished**

Construction Stage: **Off-plan**
Bathrooms: **5**
Uncovered Parking: **1**

Construction Year: **2026**
Kitchen Type: **Separated**



Area

Internal Area: **300m²**
Plot Area: **785m²**

Covered Verandas: **60m²**

Covered Area: **360m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

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



Gallery

