

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

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**
Status: **Available**
Unit Number: **OPTION 2: VILLA 1**
Website

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Off-plan**
Construction Year: **2026**
Bedrooms: **4**
Bathrooms: **5**
Kitchen Type: **Separated**
Furnished: **Unfurnished**
Uncovered Parking: **1**

Area

Internal Area: **300m²**
Covered Verandas: **60m²**
Covered Area: **360m²**
Plot Area: **785m²**

Energy & Heating

Heating Medium: **Underfloor Heating**

Further Details

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

Gallery









