



For Sale, House, Detached House, Paphos, Empa, 220m², 300m²

MAYFAIR VILLA, (VILLA 1), FAIRVIEW GARDEN,
KOKKINOGLIA, EMBA (CHLORAKA), PAFOS,
REG.0/12036

For Sale : **€ 490,000**

Description

Luxurious three bedroom detached villa for sale located in the tranquil area of Empa.

The ground floor comprises of an open-plan kitchen with sitting area, dining area and living area, a guest wc, covered and uncovered verandas. The first floor comprises of a laundry room and three en-suite bedrooms. Externally, the property offers landscaped garden and one uncovered parking space. Situated very close to shops, supermarkets, banks, restaurants, coffee shops, bakeries, schools and anything that can also be found in the city center of Paphos. The villa is also situated only 2 minutes from the popular Venus Beach & Sandy Beach in Lemba. Also at a walking distance to amenities and 7 minutes away from the Paphos city Centre and Kings Avenue Mall.

SPECIFICATIONS

- Provision for electric blinds
- Provision for underfloor heating
- Provision for photovoltaic system
- Internal staircase to the roof
- Storage room on the roof
- Utility room with space for washing machine, dryer, sink and fridge
- Complete installation of central structure cabling system for TV, telephone and computer throughout the villa
- Provision for VRV concealed air-conditioning in the living room and master bedroom and VRV wall units in the remaining bedrooms (cooling/heating).
- Water solar heater, Water Pressurizing System
- 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
- Bright and spacious open plan living room and dining area connecting to the outside area through floor-to-ceiling windows
- Energy saving features offering maximum thermal insulation and sound proofing (25cm thermal bricks with 5cm polystyrene on walls and the roof, with the issue of an Energy Performance Certificate A).

OPTIONAL EXTRAS:

- Parking entrance gates
- Private swimming pool
- Roof garden with access through internal staircase, shower, toilet and provision for: barbeque, work top, sink (hot & cold water) and fridge
- Interior design as per 3D visuals

** The price is subject to only 5% VAT (19% VAT not applicable to this property).

Details

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

Status: **Available**

Unit Number: **MAYFAIR VILLA 1**

Main Features

Property Subtype: **Detached House**
Bedrooms: **3**
Furnished: **Unfurnished**

Construction Stage: **Off-plan**
Bathrooms: **4**

Construction Year: **2026**
Kitchen Type: **Open Plan**

Area

Internal Area: **187m²**
Plot Area: **300m²**

Covered Verandas: **33m²**

Covered Area: **220m²**



Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Separate Laundry Room, Storage Space



Gallery

