

## ABOUT THE PROPERTY

Magnificent, ultra-luxurious villa offering excellent investment potential as it is located just 400 meters 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, and a private swimming pool.

## 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



## SPECIFICATIONS (CONTINUED)

- 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.

We would also welcome any personal ideas or alterations to the plans which will be considered by our architects and interior designers.

BEDROOMS & BATHROOMS	COVERED AREAS (m <sup>2</sup> )			ROOF GARDEN (m <sup>2</sup> )	PLOT SIZE (m <sup>2</sup> )
	INSIDE	OUTSIDE	TOTAL		
7/8 bedrooms 7 bathrooms 1 guest toilet	600	200	<b>800</b>	190	1560 (1490 + 70 green area)
Optional semi-basement area of 290m <sup>2</sup> (can be of a smaller size)					