

## ABOUT THE PROPERTY

A Supreme Luxury Villa located in the tranquil area of Sea Caves in Peyia which is near to the National Park of Akamas & Center of Coral Bay which provides a plethora of amenities such as 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 only 2 minutes away from the famous beach of Coral Bay.

## SPECIFICATIONS

- Elevator to all floors and the roof garden
- Gated access
- Marble swimming pool 10m x 5m
- Marble Kitchen & Flooring – Laminate Islands
- Provision for smart home
- Water underfloor heating heated by electric heat pump
- Utility room with space for washing machine, dryer, sink and fridge
- Roof garden with provision for: TV, barbeque, work top, sink (hot & cold water) and electricity
- Bathrooms finished with high quality marble effect porcelain tiles, suspended ceilings and high-quality vanity units, sanitary ware, accessories and mixers
- 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.

## OPTIONAL EXTRAS

- Optional extra bedroom on the ground floor
- Optional tennis court or any other request of the client
- Interior design as per 3D visuals



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

UNIT NO.	BEDROOMS & BATHROOMS	COVERED AREAS (m <sup>2</sup> )		TOTAL	PLOT SIZE (m <sup>2</sup> )
		INSIDE	OUTSIDE		
1	4/5 bedrooms 4 bathrooms	355	85	440	3,000