

# SANTA MONICA VILLAS

## YEROSKIPOU, PAPHOS

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### ABOUT THE PROPERTY

Luxury villas located in a prime residential area in Yeroskipou, Paphos.

Only 5 minutes away from the beach and city centre, situated on a superb hilltop location, these prestigious homes offer unobstructed views of the Mediterranean Sea forever.

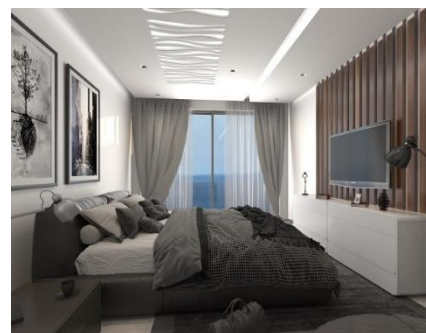
### SPECIFICATIONS

- Bright and spacious kitchen, living and dining area on the ground floor, with a fire-place and floor-to-ceiling windows offering magnificent, unobstructed views of the Mediterranean Sea
- Additional kitchen, living and dining area on the pool level connecting to the outside pool & garden area through floor-to-ceiling windows
- Large bedrooms on the first floor with unobstructed sea views and options for en-suite showers and walk-in wardrobes
- Energy saving features offering maximum thermal insulation and sound proofing
- Underfloor heating for villas no. 3, 4 and 5
- Provision for elevator for villas no. 3, 4 and 5
- Private swimming pool with the surrounding patio paved in anti-slip granite tiles natural stone

### OPTIONAL EXTRAS

- Elevator connecting all the floors
- Underfloor heating for villas no. 1, 2A and 2B
- Provision for elevator for villas no. 1, 2A and 2B
- Full package of furniture and electrical appliances

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



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UNIT NO.	BEDROOMS & BATHROOMS	COVERED AREAS (m <sup>2</sup> )			UNCOVERED AREAS (m <sup>2</sup> )	PLOT SIZE (m <sup>2</sup> )
		INSIDE	OUTSIDE	TOTAL		
<b>1</b>	3-5 bedrooms 2-3 bathrooms 1 guest toilet	300	63	<b>363</b>	15	435 (+ 240 green area)
<b>2A</b>	3-5 bedrooms 2-3 bathrooms 1 guest toilet	300	63	<b>363</b>	15	435
<b>2B</b>	3-5 bedrooms 2-3 bathrooms 1 guest toilet	300	63	<b>363</b>	15	435
<b>3</b>	5 bedrooms 4 bathrooms 1 guest toilet	375	65	<b>440</b>	95	650
<b>4</b>	5 bedrooms 4 bathrooms 1 guest toilet	410	70	<b>480</b>	95	650
<b>5</b>	5 bedrooms 4 bathrooms 1 guest toilet	410	70	<b>480</b>	95	650 (+ 240 green area)

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**Notes:**

- Villa No. 3 is ready for delivery (includes private infinity swimming pool 11m x 4m).
  - The remaining villas are off-plan with estimated delivery within 10-12 months.
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