

ABOUT THE PROPERTY

Luxurious, detached villa surrounded by a sizeable green area in a quiet residential neighborhood in Chloraka, Paphos.

Located within walking distance to shops, supermarkets, banks, restaurants, coffee shops, bakeries, schools and anything that can also be found in the city center of Paphos, this beautiful home features spacious living and outdoor areas with the option to add a swimming pool or additional bedroom.

The villa is also situated just 2 minutes from the popular Venus & Sandy beaches and 7 minutes from Paphos city center and Kings Avenue Mall.

SPECIFICATIONS

- Utility room with space for washing machine, dryer, sink and fridge
- Provision for electric blinds, roller shutters, photovoltaic system, electrical garbage disposal in the kitchen, smart home, electric car charger, entrance video intercom and electrical heated towel rails in the bathrooms
- Complete installation of central structure cabling system for TV, telephone and computer throughout the villa
- Water solar heater & water pressurizing system
- Bathrooms finished with high quality 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)

**Specifications are subject to change and should be reconfirmed before signing an agreement for sale of the property*



OPTIONAL EXTRAS

- Parking entrance gates
- Private swimming pool
- VRV concealed air-conditioning
- Interior design as per 3D renderings
- 36m² internal staircase to the roof and storage/4th bedroom
- Electric or water underfloor heating heated by electric heat pump
- Roof garden with access through internal staircase, shower, toilet and provision for: barbeque, work top, sink (hot & cold water) and fridge

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 ²)			PLOT SIZE (m ²)
	INSIDE	OUTSIDE	TOTAL	
3 bedrooms 3 bathrooms + guest toilet	187	33	220	300 + 270 green area