

ABOUT THE PROPERTY

Luxury villas offering excellent investment potential as they are located just 5 minutes from the newly designed Paphos Marina, 10 minutes from TLC Private School and 10 minutes from Kings Avenue Mall.

Named after the sandy lagoon beach at their doorstep that allows swimming even during the winter, the villas offer unobstructed views of the Mediterranean Sea and a private swimming pool.

SPECIFICATIONS*

- Complete installation of central structure cabling system for TV, telephone and computer throughout the villa
- Inverter type air-conditioning throughout the villa (cooling/heating)
- Underfloor electric heating and provision for wall-mounted heating units
- Water solar heater, Water Pressurizing System
- Roof gardens with access through internal staircase, shower, toilet and provision for: barbeque, work top, sink (hot & cold water) and fridge
- Bright and spacious kitchen and living room areas with suspended ceilings
- Bathrooms finished with high quality ceramic 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
- Energy saving features offering maximum thermal insulation and sound proofing (8cm polystyrene on walls and the roof for villas no.3 and no.4 and thermal bricks with 5cm polystyrene on walls and the roof for villas no.1 and no.2), with the issue of an Energy Performance Certificate



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

OPTIONAL EXTRAS

- Fire-place
- Additional room/bedroom on the roof garden
- 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, children's playroom, gaming 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.

PRICELIST

UNIT NO.	BEDROOMS & BATHROOMS	COVERED AREAS (m ²)			TOTAL	ROOF GARDEN (m ²)	PLOT SIZE (m ²)
		INSIDE	PARKING	OUTSIDE			
1	4-6 bedrooms 5 bathrooms	265	--	58	323 (note 1)	85	370 (+ 300 green area)
2	3-5 bedrooms 5 bathrooms	253	--	32	285 (note 1)	70	370
3	4-7 bedrooms 8 bathrooms	277	20	102	399	95	560
	Price including optional semi-basement area of 166m ² (can be of a smaller size)						
4	4-7 bedrooms 8 bathrooms	276	33	120	429	70	640
	Price including optional semi-basement area of 166m ² (can be of a smaller size)						

Notes:

- 1) Villas No. 1 and No. 2 are already constructed with a covered semi-basement area of 102m².
- 2) The price is not subject to transfer fees.
- 3) The price is subject to only 5% VAT (19% VAT not applicable to this property).
- 4) Prices are subject to change at any time.