Property Code:	1018	<b>Type:</b>	Sale - House/Villa
Location:	Paphos	Internal Area:	187 m <sup>2</sup>
Plot Area:	343 m <sup>2</sup>	Bedrooms:	3
Distance to the sea:	1 km	Distance to airport:	20 km
Status:	Off Plan	VAT:	+VAT
Uncovered verandas, m <sup>2</sup> :	20	Covered verandas, m <sup>2</sup> :	, 13

## **Property features:**

Air Condition	Store Room	Solar panels for hot water	Double Glazing
Garden	Parking	Balcony	

## **Description:**

Villas are located in the heart of the tourist area of Kato Pafos, is a collection of four luxurious three bedroom villas, designed to offer the home owner a functional and spacious lifestyle. Villas feature all the comforts one would expect for conveniennce and luxury - located a stone's throw away from a variety of blue flag beaches, places of interest, services and amenities, including a plethora of restaurants, taverns, night clubs, and the King Avenue Mall, the largest and most contemporary shopping mall in Cyprus. A short drive from the development will lead you to the colourfull Pafos Marina with its array of shops, including international 18-hole championship golf courses, and the Pafos International Airport.

Villas are designed with a high aesthetic value, combining all the elements of comfort ad practicality. Each villa offers a private swimming pool and roof terraces offering wonderful views. Quality architectural design and specifications present each villa as an exceptional choice for a private and sophisticated lifestyle, and as a solid investment for the future.

Villas features:

Prefabricated, rectangular, private swimming pool

Master bedrooms with en-suite bathrooms

High quality Finishes

Provision for air-conditioning split units in all rooms

Thermal insulation of the villa for energy saving

High quality veneered kitchens and bedroom wardrobes with a wide variety of colours to choose from

Quality sanitary fixtures, mixers and elegant shower screens to the shower trays

Vanity units with marble work tops

Grade A ceramic flooring in the main living area and kitchen

Quality ceramic wall tiles in kitchen and bathrooms

A choice of either Grade A ceramic flooring or laminated parquet in the bedrooms

High standard alliminium sections in double glazing windows with low energy efficient glass

Natural/synthetic granite kitchen work tops and breakfast counter tops

Pressurized water system

Carport

Provision for TV, telephone and internet access to all rooms Provision for connecting to a television satellite system Complete installation of wireless system and fire alarm system Fireplaces Pergolas Roof terraces

Delivery date: 18 months after signing contract









