

## 3 BEDROOM VILLAS IN THE HEART OF THE TOURIST AREA OF PAFOS

€ 580 000

<b>Property Code:</b>	1018	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Paphos	<b>Internal Area:</b>	187 m <sup>2</sup>
<b>Plot Area:</b>	343 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Distance to the sea:</b>	1 km	<b>Distance to airport:</b>	20 km
<b>Status:</b>	Off Plan	<b>VAT:</b>	+VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	20	<b>Covered verandas, m<sup>2</sup>:</b>	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 convenience 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 colourful 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 and 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 aluminium sections in double glazing windows with low energy efficient glass

Natural/synthetic granite kitchen work tops and breakfast counter tops

Pressurized water system

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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



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