

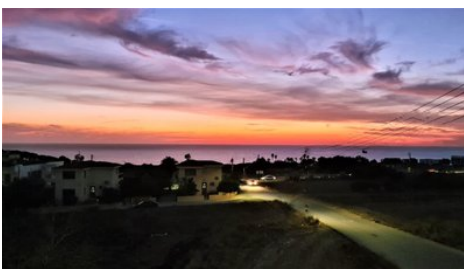


## Luxury New Villas

📍 Paphos, Kato Paphos - Tomb of the Kings

#3606





## 1. Content

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<b>Price</b>	€645,000 +VAT	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	3	<b>Bathrooms</b>	2
<b>Covered</b>	129.09 m <sup>2</sup>	<b>Covered veranda</b>	11.69 m <sup>2</sup>
<b>Uncovered veranda</b>	27.7 m <sup>2</sup>	<b>Plot</b>	276.05 m <sup>2</sup>
<b>Year of Construction</b>	2022	<b>Status</b>	Under construction
<b>Energy efficiency rating</b>	A	<b>Area</b>	Paphos, Kato Paphos - Tomb of the Kings

## Description

For Sale New Luxury Villa No. 9 next to the Beach and all the facilities within a 5 minutes walking distance.

A Unique Project characterised by the appealing modern architecture with spacious and comfortable areas with green surroundings. The properties are ingeniously blending the use of white finish and fair face concrete with decorative walls featuring concrete blocks.

Scenic sea views and walking distance to the beach and amenities.

Prices: euros 645.000+VAT(5% for the first property). Included in the price: Underfloor Heating

Optional | Swimming Pool: €20,000 |

Delivery: 12 months from the day of signing the contract

3 Bedroom Villas

Type: Large Luxury Villa

High-Quality Construction

Contemporary Design

Details: Mountain Views

Sea Views

Landscaped Garden

Car Parking

Number of Villas 13

Villas 10, 11, 12, 13 are SOLD.

Plot Area: 250 – 300m<sup>2</sup>

Villas Area: 125 – 135 Internal Cov. Area

25 - 30m<sup>2</sup> Covered Verandas Area

### Internal Features

- ❖ Solid Iroko Wood Entrance Door
- ❖ Imported Marble on Floors, Stairs and Bathrooms
- ❖ High Quality Laminate Wooden Kitchen Cupboards Doors and Wardrobes
- ❖ Granite Kitchen Worktops
- ❖ Natural Solid Oak Wood Parquet Floor in Bedrooms
- ❖ Double glazed windows with aluminum frames
- ❖ Hansgrohe mixers
- ❖ Duravit toilets with wall-mounted Geberit flush system
- ❖ Provision for Air – Condition System External Features
- ❖ External walls will be partly on traditional stone cladding, wood cladding and fair face concrete
- ❖ Karisto Flagstone on Verandas and balconies

- ❖ Private Swimming Pool - (optional – extra cost)
- ❖ Italian Mosaic Swimming Pool Tiles
- ❖ Custom BBQ Area  
- (optional – extra cost)
- ❖ Landscaped Garden with Irrigation system
- ❖ Private Parking area
- ❖ Balustrade of Laminated Glass

Upon finalization of design and agreed Architects Preliminary Planning Drawings; a custom drafted Construction Specifications document will be produced specifically, for this property.

- Square meter prices can and do vary depending upon property design, type and location. The above figures should in no way infer a standardized and are for guideline purposes only
- The above is subject to Planning Authority Terms & Conditions
- Construction Guarantee for 1 year will be given to the clients by the development company



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## Facilities

Aircondition, Split system

Parking, Uncovered

Heating, Central

Solar water heater

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## Features

Thermal insulation

Pressurized water system

Luxury specifications

Walking distance to beach

Near amenities

Next to green area

Double glazing

Sea view

Near bus route

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## Distances

**Amenities** 700 m**Sea** 500 m**Schools** 500 m**Airport** 17 km**Public Transport** 200 m

## Floor plans

