

ABOUT THE PROPERTY

Luxurious, detached villas located in the bustling area of Geroskipou that is filled with shops, supermarkets, banks, restaurants, coffee shops, bakeries, schools and anything that can also be found in the city center of Paphos.

The villas are situated in a quiet residential area, only 5 minutes away from the beach of Geroskipou, the most popular beach in Paphos. The villas are also only 2 minutes away from the motorway and only 7 minutes away from Paphos city center and Kings Avenue Mall.

SPECIFICATIONS

- Provision for electric blinds
- Provision for photovoltaic system
- Internal staircase to the roof
- Storage room on the roof
- Provision for electrical garbage disposal in the kitchen
- Provision for smart home, electric car charger and entrance video intercom
- Water underfloor heating heated by electric heat pump
- Provision for electrical heated towel rails in the bathrooms
- Utility room with space for washing machine, dryer, sink and fridge
- Complete installation of central structure cabling system for TV, telephone and computer throughout the villa
- VRV concealed air-conditioning in the living room and VRV wall units in the bedrooms (cooling/heating)
- Water solar heater & water pressurizing system
- Bathrooms finished with high quality marble effect 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)



OPTIONAL EXTRAS

- Parking entrance gates
- Private swimming pool
- 5th bedroom or studio with en-suite bedroom, walk-in wardrobe and small kitchen on the roof
- Option to turn the utility room into a shower to have all bedrooms en-suite
- Roof garden with access through internal staircase, shower, toilet and provision for: barbeque, work top, sink (hot & cold water) and fridge
- Interior design as per 3D visuals

We would also welcome any personal ideas or alterations to the plans which will be considered by our architects and interior designers.

UNIT NO.	BEDROOMS & BATHROOMS	COVERED AREAS (m ²)		TOTAL	PLOT SIZE (m ²)
		INSIDE	OUTSIDE		
1	4 bedrooms 3 bathrooms	235	50	285	320
2	4 bedrooms 3 bathrooms	235	50	285	320