

**VILLA FOR SALE**



Paphos

Bedrooms **4**                      Year Built        **0**

Paphos, Paphos

Bathrooms **4**                      Date Listed        **12/02/2024**

Cyprus

Size            **211 Sq M**                      Listing ID        **GL-1733178247**

Asking Price

Listed by: **Bezino Trading Ltd**

**€845,000**

For more information, visit:

<https://www.globallistings.com/11980070>

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## Overview

Amazing 4 bedroom villa located in the prestigious High Sea Caves area in Paphos.

Situated in a prime location, this under construction development comprises of 13 brand new villas designed to meet the demands of discerning clients seeking luxurious high-end villas that offer ample outdoor space, maximum privacy, and breathtaking views.

Project delivery date: September 2026

Price + VAT

The concept behind the project is to provide an exclusive living experience that harmonizes with the natural beauty of the surrounding area. The villas are thoughtfully positioned on the hills of Sea Caves, taking full advantage of the stunning landscape and panoramic views.

Each villa within offers a unique indoor and outdoor living space, meticulously designed to exude luxury and elegance. The emphasis is placed on creating a seamless indoor-outdoor flow, allowing residents to fully enjoy the Cyprus climate and the beauty of their surroundings.

This villa consists of:

Ground floor area - 136 m<sup>2</sup>

Lower ground floor area - 75 m<sup>2</sup>

Roof garden - 65 m<sup>2</sup>

Covered verandas - 34 m<sup>2</sup>

Covered parking - 35 m<sup>2</sup>

Uncovered verandas - 32 m<sup>2</sup>

Storage - 10 m<sup>2</sup>

Some of the highlighted features to be included:

Swimming pool 3.5 x 10m

Italian manufactured floors

4 bedrooms in total including a master suite

Underfloor heating with water

10,1 kW Photovoltaic system with solar panels

Electric gate and electric car chargers

VRV cooling system, offering customizable climate control

High ceilings and high doors in all rooms

Spacious living, dining & kitchen area

Provisions for external and internal shutters

Full thermal insulation, ensuring Energy Efficiency Category A

Energy-efficient slimline aluminium windows

Water pressure system, and water filter under kitchen cabinets

Bathrooms equipped with walk-in showers, safety glass, and wall-mounted toilets

Private parking for 2 cars

Security system with alarm and CCTV

Barbeque area at kitchen level featuring space for outdoor entertainment

Prices include swimming pool, 10.1 kW photovoltaic system with solar panels, VRV for cooling, underfloor heating, alarm system, electric gate/charger.

Furniture package from €50.000 + VAT

Reference number: OLHGH5

Property area: 211 m<sup>2</sup>

Type: Villa

Condition: Under construction

Energy Efficiency: N/A

Bedrooms: 4

Square meter price: €4.005 /m<sup>2</sup>

Bathrooms: 4:

**Contact**

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