



#9354

# Luxurious Coastal Villas in Kato Paphos - Modern Elegance Meets Beachside Tranquility (9354)

📍 Geroskipou Tourist Area, Paphos

€560,000 +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 3

Covered

 110 m<sup>2</sup>

Type	<b>Semi-Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>193 m<sup>2</sup></b>
Covered veranda	<b>26 m<sup>2</sup></b>
Status	<b>Off plan</b>

Year of construction	<b>2027</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

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Villa Highlights:

Bedrooms: 3 | Bathrooms: 3 | Plot Size: 193 m<sup>2</sup> | Covered Area: 110 m<sup>2</sup> | Covered Veranda: 26 m<sup>2</sup>  
Price: €560,000 + VAT | Unfurnished: Allows for personal customization

Construction duration: | 18 MONTHS | LICENCE: 3 MONTHS |

(PRICE INCLUDES: SWIMMING POOL, ALARM SYSTEM, ELECTRIC CAR CHARGER, A/C AND CENTRAL HEATING PROVISION)

OPTIONAL LANDSCAPING: EUR 5,000+ VAT | SOLAR SYSTEM 4KW : 5,500 EURO + VAT

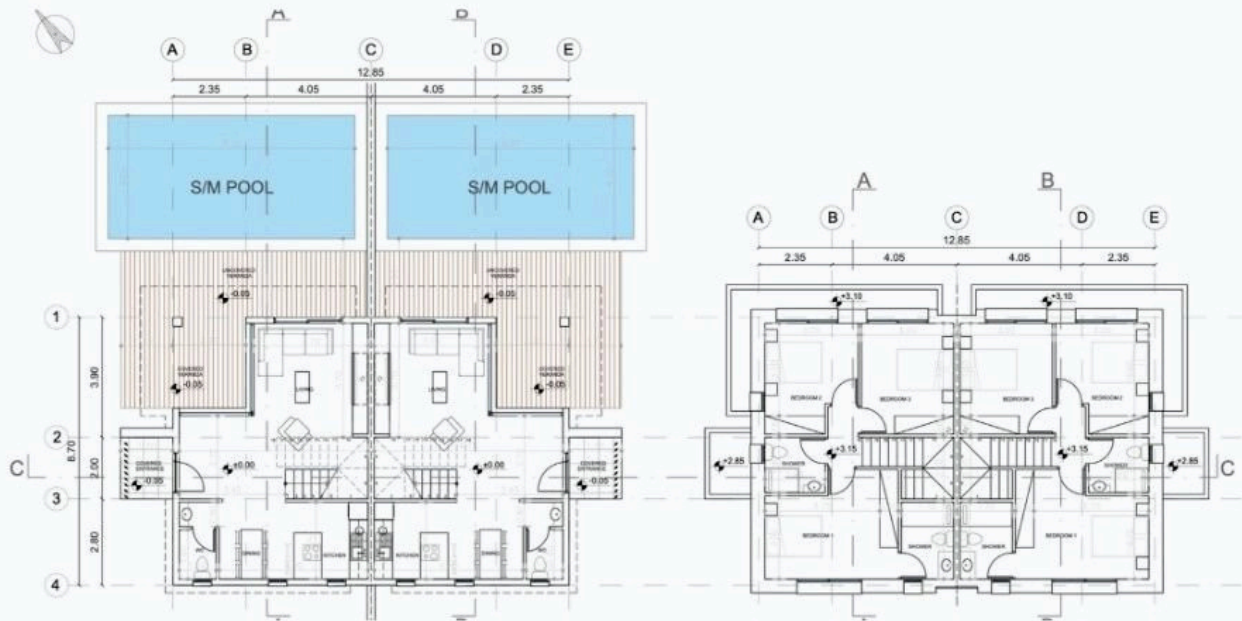
Discover a serene sanctuary just 200 meters from the enchanting shores of Kato Paphos. These villas offer a premium selection of 37 detached and semi-detached 3-bedroom residences, where modern design meets luxury coastal living.

Each villa is crafted to enhance lifestyle comfort, featuring spacious interiors and energy efficiency with a class "A" rating. Enjoy a refreshing private swimming pool, advanced security system with cameras, and electric car charging facilities for ultimate convenience. Just 15KM From Airport & 7KM From Golf Resort.



# Floor plans

## FLOOR PLAN



## MASTER PLAN



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Solar photovoltaic panels (provision)

Gated complex

Parking, Covered

Solar water heater

Heating, Provision

Pool, Private

Storage

## Features

Bright

Double glazing

Entrance gate

Investment opportunity

Pressurized water system

Veranda, large

Combined kitchen and dining area

Easy access to highway

Entrance gate, automated

Modern design

Thermal insulation

Walking distance to beach

Connected to electric mains

Easy access to main roads

Granite countertops

Open plan

Veranda

## Distances

Amenities

 800 m

Airport

 15 km

Sea

 200 m

Schools

 3 km


Resort

 850 m

## Contact us



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