



ID: CY-35-1-82072  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37127788866



Located just 5 minutes' drive away  
from the newly designed Paphos  
Marina

*Cyprus, Paphos*

<b>Price:</b>	<b>€ 1 200 000</b>
<b>Object type</b>	House
<b>Year built</b>	2021
<b>Number of rooms</b>	1
<b>Area</b>	310 m2
<b>Category</b>	For sale



Located just 5 minutes' drive away from the newly designed Paphos Marina. Specifications• Complete installation of central structure cabling system for TV, telephone and computer throughout the villa• Installation of audio/video entry gate unit to road entrance with control points inside villa• Inverter type air-conditioning throughout the villa (cooling/heating) • Electric, energy saving, wall heating units (or underfloor heating for villas 3 & 4) • Complete installation of intruder and fire alarm system• Solar System, Water Pressurizing System• Roof gardens with access through internal staircase, pergola, shower, toilet, provision for barbeque, work top, sink (hot & cold water) and fridge• Bright and spacious kitchen and living room areas with suspended ceilings• Bathrooms finished with high quality marble tiles, suspended ceilings and high-quality vanity units, sanitary ware, accessories and mixers• Sensor lights to the car parking area and main entrance door • Private swimming pool with the surrounding patio paved in anti-slip granite tiles natural stone or synthetic wooden deck• Energy saving features offering maximum thermal insulation and sound proofing (8cm polystyrene on walls and the roof), with the issue of an Energy Performance Certificate Optional Extras• Fire-place• Additional room/bedroom on the roof garden• Infinity type swimming pool • Jacuzzi inside the property or on the roof garden• Semi-basement area that can be designed according to the client's specifications to include additional rooms or areas such as an en-suite bedroom, a wellness room, gym area, cinema area, utility room, bar, wine cellar, jacuzzi, sauna, storage room etc, in addition to a mechanical/electrical room and a server/CCTV control room.

#### Contacts:

**Inna Kolupaeva**

**GSM:** +37127788866

(Viber, WatsApp)

**E-mail:** inna@mgroup.lv