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Luxury off-plan villas offering excellent investment potential as they are ...

Cyprus, Paphos

Price:	€ 1 250 000
Object type	House
Number of rooms	1
Area	257 m2
Category	For sale



Luxury off-plan villas offering excellent investment potential as they are located just 3 minutes away from the newly designed Paphos Marina and 10 minutes away from the city center. The villas offer unobstructed views of the Mediterranean Sea and a private infinity swimming pool. 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 split units (cooling/heating) in bedrooms and in living/dining areas Electric, energy saving, wall heating units (or underfloor heating for villas 4 and 5) 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 barbecue, work top, sink (hot & cold water) and fridge Bright and spacious kitchen and living room areas with suspended ceilings and a fire-place 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 infinity 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 Semi basement area that can be designed according to the client's specifications to include 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. Total inside covered area (m2) Total covered area(m2) Roof garden(m2) Plot size(m2) Price(EUR) Unit No.1 257 315 85 370 1,250,000 Unit No.2 290 258 70 370 1,150,000 Unit No.3 257 292 75 379 1,150,000 Unit No.4 295 335 90 415 2,100,000 Unit No.5 295 358 90 415 2,180,000 Notes: The price is not subject to transfer fees. The price is subject to 5% VAT.

Contacts:

Inna Kolupaeva

GSM: +37127788866

(Viber, WhatsApp)

E-mail: inna@mgroup.lv