



**For sale 2-storey villa of 409 sq**

*Cyprus, Paphos*

<b>Price:</b>	<b>€ 1 600 000</b>
<b>Object type</b>	House
<b>Bedrooms</b>	5
<b>Number of rooms</b>	7
<b>Land area</b>	596 m2
<b>Area</b>	409 m2
<b>Category</b>	For sale



For sale 2-storey villa of 409 sq.meters in Paphos. The ground floor consists of 2 bedrooms, living room, one kitchen, one shower WC, one storeroom. The first floor consists of 3 bedrooms, living room with kitchen, 3 bathrooms. A view of the sea, the mountain opens up from the windows. There are solar panels for water heating, air conditioning, heating and a barbecue area. The owners will be leaving the furniture with the sale. Building has a lift. There is an alarm system installed. Extras included with the property: parking space, garden, garage. The property boasts a swimming pool of private use. Ground Floor(194 m2): Cava, 2 Covered Parkings, Office, Bedroom, Kitchen, Living room. First Floor(215 m2) : 3 Bedrooms, Kitchen, Living room, 3 Bathrooms. Specifications: Independent underfloor heating Air-conditioning split-type unit system in all areas, including wet areas Architectural led lighting in all spaces, as well as inside the closets Music - Audio - TV systems, Alarm system Optional : KNX smart system that controls basically all systems: lighting, blinds, heating, cooling, domestic hot water, audio/TV system, alarm system, smart glasses Glass Elevator INTERIOR Fully furnished Fully equipped kitchen Air conditioning Heating Central music Shower, Washer, Dryer, Dishwasher The plot is located at a prestige and quiet area 2 Km drive away from the international school of Paphos. Paphos City center is located just 6 Km away by car. Custom construction specifications have been produced specifically for this project. Architecture drawings may be altered and are subject to the planning authority terms and conditions. Construction guarantee of maximum 18 months is given upon receipt of the deposit. Price 2.000.000 plus VAT.

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