

DELFI PROPERTIES

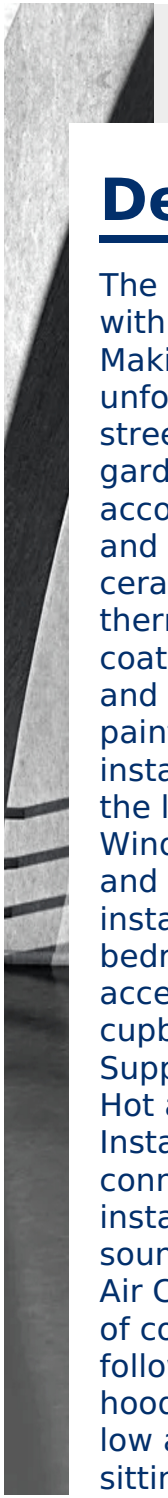
Three Bedroom Luxurious Villa in Akamas Bay, Paphos in Neo Chorio Pafou, Pafos

Neo Chorio Pafou, Pafos Villa

Price

€1,500,000

* Subject to VAT



Description

The property is a three bedroom villa for sale in Akamas bay, Neo Chorio, Paphos. The villa measures of 246sqm of internal area, with 30 sqm covered verandas, 120sqm uncovered verandas and 60sqm roof terrace and was built on a land area of 600sqm. Making the most of its advantageous location at the height of the development, its design transforms the ascending access into an unfolding sequence of different viewpoints. Extraordinary views to open sea from all interior & exterior spaces, beginning at the street entrance, passing through the elevated ground floor and swimming pool, and reaching their peak at the panoramic roof garden. Specifications: Structure - Reinforced concrete frame comprising of footings, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction specifications. Floors - The entrance hall, living area, dining area and the kitchen floor are paved with large ceramic tiles. - Verandas, bathrooms and lower ground level areas are paved with ceramic tiles. - The bedrooms have pre-varnish floating parquet with solid wood top layer. Walls - Exterior walls are of 25cm thick thermal resistant bricks. Internal partition walls are of 10cm hollow bricks. - External surfaces have three coats of plaster and two coats of paint for exterior use and parts of them are decorated with stone and wood. - Internal surfaces have three coats of plaster and three coats of emulsion paint. - Walls in the bathroom are partly covered with ceramic tiles and partly with three coats of painted plaster. - Walls in the kitchen above benches have three coats of plaster and 15cm height techno-granite back splash installed. Ceilings - All ceilings are of fair-faced concrete treated with two coats of spatula and three coats of emulsion paint. Part of the living, dining and kitchen areas are decorated with plaster board false ceiling. - All bathrooms have false ceiling. Doors & Windows - Entrance door of hardwood frame and solid wood leaf. - All internal doors are ready-made to be installed. - External doors and windows are coloured aluminum with double glazing sliding and/or hinged tilted sections. - Electrical operated gate door installed. Wardrobes & Kitchen Cupboards - The kitchen will have a techno-granite worktop. - High quality kitchen cupboards and bedroom wardrobes imported from Italy. Sanitary Ware & Mixers - Imported high quality sanitary ware installed complete with their accessories. - A techno-granite sink is provided in the kitchen. - The washbasin tops are made of corian with wooden under-counter cupboard where shown on drawing. - Wall mounted WCs with concealed cistern. - Glazed cubicle provided for shower trays. Water Supply - Individual water tank with solar panels and electric water heater. - Central Pressurised System for the hot and cold water. - Hot and cold water supply lines in PVC, with the system pipe-in-pipe. - Water taps to front and back garden and roof deck. Electrical Installations - The entrance door is controlled with interphone. - TV points are provided in the living room and all bedrooms, connected to the central satellite network of the project. - Home lighting control system for living and dining areas. - Shaver socket installed in master bathroom. - Light sensor provided at parking and entrance area. - Security alarm system provided. - Provision for sound points in the living room and ground floor veranda. - Provision for IP camera at living room, kitchen and bedroom’s corridor. Air Conditioning - Full installation of V.R.V. system (heating and cooling) including the units, wiring, drainage system and installation of copper pipes. - The internal units in living room, dining room, kitchen and bedrooms are concealed. Kitchen Appliances - The following kitchen appliances are provided: electrical oven, ceramic hob, washing machine, dishwasher, refrigerator and extractor hood. Heating - Electric under floor heating installed with individual thermostats in each room. Plot Boundaries - A combination of low and high height wall as shown in drawing. After beach protection line, shrub planting is provided. Other Features - Fireplace in sitting room. - External shower for swimming pool. - External swimming pool. Energy Performance Certificate - The villas comply

with the local Energy Performance regulation and have a B+ rating of energy performance certificate.



Property Details

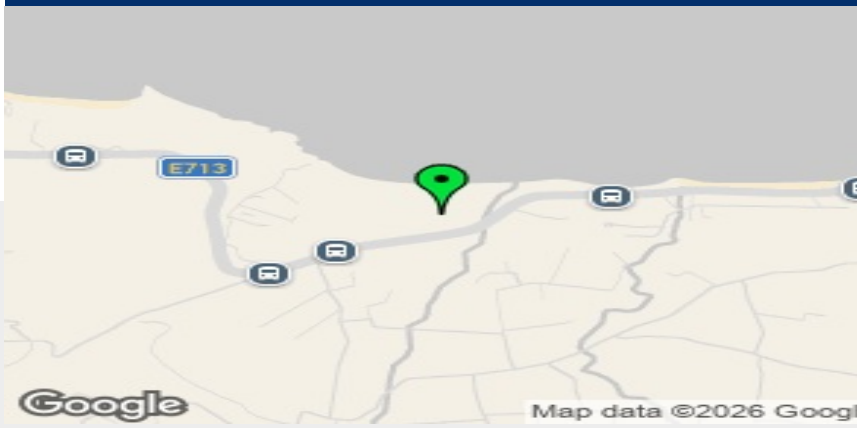
✓ Air Conditioning	✓ Fireplace	✓ Guestroom	○ Storage room	✓ Solar Heater
✓ Alarm System	✓ Barbeque Area	○ Basement	✓ Shower	○ Photovoltaic System
✓ Ensuite Toilet	✓ Swimming Pool	✓ Dining Room	○ Gym	✓ Garden
○ Jacuzzi	○ Double Glaze Windows	○ Showroom	✓ Kitchen	✓ Near Beach
✓ Central Heating	✓ Roof Garden	✓ Barbeque Area	○ Spa	○ Near Public Park
○ City View	○ Countryside	○ Raised Floor		





Modern Home
For Modern Life

Location:





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