



**EXCLUSIVE  
PROPERTIES**

### **Exclusive Properties**

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## **House-Villa in Paphos (close to the beach)** PAF00135

Paphos, Cyprus

Luxury two bedroom villa located in the heart of the tourist area of Kato Paphos, second line from the sea, 50 meter from the beach and walking distance to all facilities and amenities like Kings Avenue Mall and 5 star Elysium Hotel. Total covered area is 112.5 sq. m, covered veranda is 10 sq. m and plot size - 175 sq. m. It has 2 floors and consists of a fully fitted open plan kitchen connected with living and dining area, 2 bedrooms (master bedroom en-suite with bathroom), 2 bathrooms and guest WC. It's fully furnished and fully equipped with all appliances, under floor heating, double glazed windows, concealed air-conditioning system, shutters and water pressure system. Also, there is a private swimming pool and BBQ area.

VAT is not included.

### **House-Villa Details**

Bedrooms: 3 | Bathrooms: 3 | Distance to Sea: < 0.5km | Covered Area (sq.m): 112,5 sq. m |

Covered Veranda (sq.m): 10 sq. m | Energy Efficiency: Category B

Balcony | Central Air-conditioning | Fully Fitted Kitchen | Swimming Pool | Private Swimming Pool

### **Price**

**Sale price:**

725000€

# Attributes

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## General

Condition: New | Delivery Status: Completed | Bedrooms: 3  
| Bathrooms: 3 | En-Suite Bathrooms: 1 | Floors: 2 |  
Covered Area (sq.m): 112,5 sq. m |  
Covered Veranda (sq.m): 10 sq. m | Distance to Sea: < 0.5km  
| Road Access: Yes | Energy Efficiency: Category B

# Features

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## Exterior

Barbeque | Detached | Private Swimming Pool

## Interior

Balcony | Central Air-conditioning | Double Glazed Windows | Furnished | Fully Fitted Kitchen | Guest Wc |  
Open Plan Kitchen | Swimming Pool | Shutters (electric) | Under Floor Heating (electrical) | Water Pressure System

## Views

Road Access

# Images

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