CYPRUS DOMUS
REAL ESTATE AGENTS

#9757

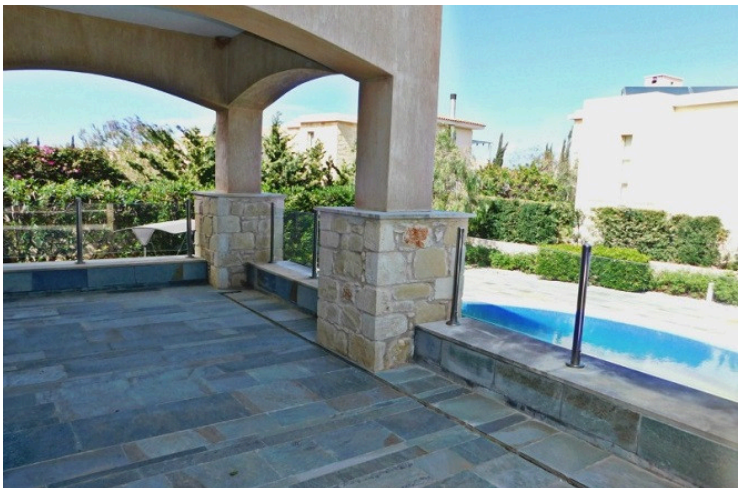
Elegant 3-Bedroom Villa in a Prestigious Seafront Gated Complex – Just 50m from the Beach | Title Deeds Ready | No VAT

Neo Chorio Pafou, Paphos

€1,390,000












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Overview

Specifications

Bedrooms	Bathrooms	Covered
3	3	218 m²

Type	**House**	Title deed	**Yes**
Plot	**530 m²**	Furnished	**Fully furnished**
Status	**Resale**	Structure	**Concrete**
Year of construction	**2008**	Facade	**Graffiato**

Description

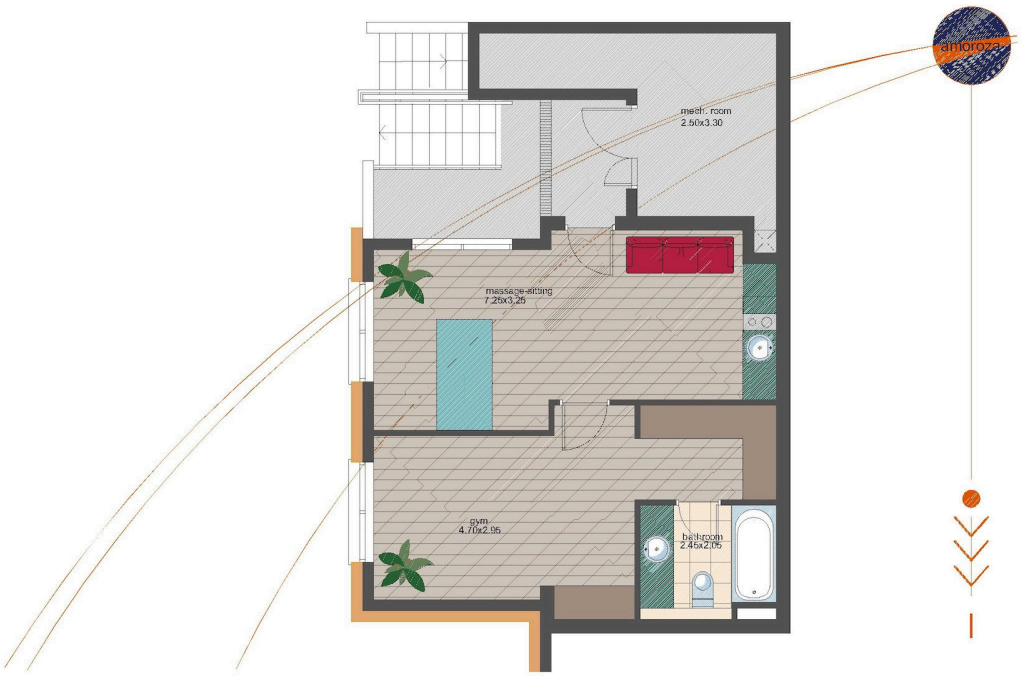
Positioned directly on the coastal edge of a prestigious gated complex of Villas enclave in Neo Chorio, this immaculately maintained 3-bedroom detached villa sits just 50 meters from crystal-clear Mediterranean waters where the Latchi coastal promenade meets the protected Akamas Peninsula. Offered as a VAT-exempt resale with clean Title Deeds and architectural plans ready, this turnkey property saves buyers thousands in VAT compared to comparable new builds.

Property Features
This luxury villa has a spacious open plan living/dining area with a gas fireplace system and a separate kitchen. Double patio doors lead to a large covered veranda that offers views to an impressive pool and to the mature garden. The kitchen gives access to the garden and to the BBQ area. On the upper floor, there are two double bedrooms with en-suite. Each bedroom has excellent views of the sea & mountains. The lower ground floor has a T.V room, a sauna, a storage room, a utility room and a bedroom with an en-suite.

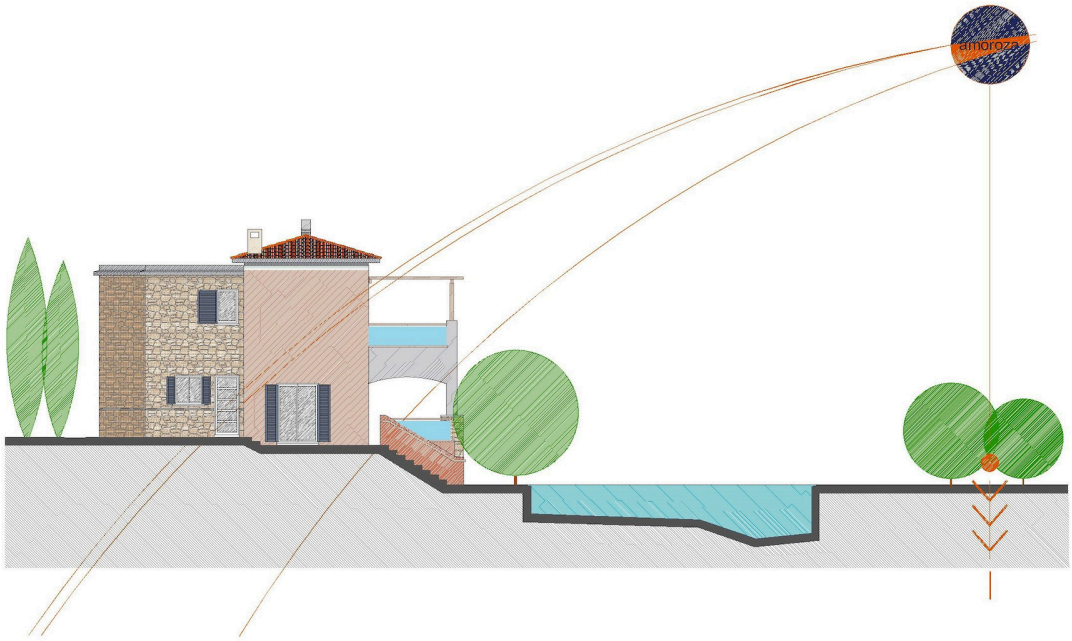
The villas of the complex offer opulent interior finishes far surpassing the norm for even luxury developments. Warm natural colour schemes offset by contemporary metallic finishes serve to create an ambience of modern day Mediterranean lifestyle.

A solid irocco entrance door leads through to the marble floored open plan living area. Natural light floods though the large feature windows, the view giving the impression the beach is a mere extension of the garden. Traditional floor mosaics separate the living & dining areas from the kitchen alleviating the need for walls and maximising the feeling of space. The sweeping staircase with unique metallic banister appears almost a decorative feature rather than a functional necessity.
The chic built -in kitchen harvested of solid beech offers completely integrated appliances including oven, hob,

Floor plans



BASEMENT 10



ELEVATION 10

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Additional information

Facilities

Aircondition, Central system
Gated complex
Heating, Central, independent
Parking, Covered
Pergola
Pool, Private
Sauna
Tennis court

Features

Balcony
Barbeque
Bicycle parking
Bright
Concierge
Cul de sac
Easy access to main roads
Entrance gate
Garbage disposal
Guest WC
Indoor fireplace
Internet
Marble stairs
Pool view
Pressurized water system
Rental potential
Sea view
Sound insulation
Veranda, front
Walking distance to beach

Distances

Airport
54 km

Sea
500 m

Contact us

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