

Villa close to Lumio School in Paphos

Paphos, Yeroskipou



Price: 475,000 €

Specific details

Ads number	6279
Property status	Development
Bedrooms	3
Bathrooms	3
Covered (m ²)	138+30 m ²
Plot	235-281 m ²
Key Features	Pool, Heating



Description

3 bedroom villa in a boutique development of 19 three-bedroom luxury villas in Geroskipou-Koloni close to Lumio School , designed with contemporary architecture and top-tier specifications including underfloor heating and a VRV cooling system. All six available villas are priced at €475,000 + VAT + optional swimming pool. VAT is calculated at 5% on the first €350,000 and 19% on the remaining €125,000, totaling €41,250 in VAT. Each villa boasts generous internal spaces, open-plan layouts with high ceilings, and abundant natural light through full-height sliding doors and windows. The specification includes: Underfloor heating with water and separate zones on each floor• VRV cooling system for efficient, customizable climate control• Ceiling height of 3.10m and door height of 2.40m throughout• 4.8KW photovoltaic system with solar panels• Optional swimming pool at €20,000 + VAT as per plans• Full thermal insulation, energy-efficient slimline aluminum windows (Energy Efficiency Category A)• Security system with alarm and CCTV (4 cameras)• Water pressure system and under-sink water filtration in the kitchen• Walk-in showers with safety glass and wall-mounted toilets• Private parking for 2 cars with electric gates and provision for EV charger• Outdoor barbecue area at kitchen level, ideal for entertaining• Dedicated storage and plant rooms in each villa Project Delivery: End of 2027Planning permission has been submitted and is under review. Construction is expected to begin by October 2025. Reservations are accepted with a full refund option if planning approval is not granted by 31 October 2025. Villas 1, 2, 7, 9, 10, 11, 12, and 13 are currently offered for pre-sale as they are accessible from the public road and can be delivered approximately 28 months from today. This location is approximate only