

Villa close to Lumio School in Paphos

Paphos, Yeroskipou



Price: 515,000 €

Specific details

Ads number	5013
Property status	Development
Bedrooms	4
Bathrooms	3
Covered (m²)	235+50 m²
Plot	320 m²
Key Features	Pool, Heating



Description

Villa close to Lumio School in Paphos. Luxurious Villas in a Peaceful Residential Area of Paphos Located just 5 minutes from the popular Geroskipou Beach and a new International Lumio School, 7 minutes from the city center and Kings Avenue Mall, and only 2 minutes from the motorway, these elegant villas offer an ideal blend of comfort, convenience, and contemporary design. Each residence boasts an internal covered area of 235 m², with 4 bedrooms and 3 bathrooms. The homes feature bright, open-plan living and dining areas that seamlessly connect to outdoor gardens and pool areas through floor-to-ceiling windows, creating a sense of flow and spaciousness. Key Features: • 4 bedrooms • All bedrooms can be made en-suite with optional conversion of the utility room into a shower • Utility room with space for a washing machine, dryer, sink, and fridge • Internal staircase leading to a private rooftop garden • Roof and ground floor storage rooms • Option for a covered veranda in the backyard • Excellent thermal insulation and soundproofing with energy-efficient construction • Energy Performance Certificate: Class A Specifications: • Provision for electric blinds • Provision for photovoltaic system • Provision for electric garbage disposal unit in the kitchen • Smart home readiness with EV charger and video intercom system • Underfloor water heating via electric heat pump • Provision for heated towel rails in the bathrooms • Complete structured cabling for TV, telephone, and computer • Concealed VRV air-conditioning in the living room and wall-mounted VRV units in bedrooms (heating & cooling) • Solar water heater and water pressure system • Bathrooms finished with marble-effect porcelain tiles, suspended ceilings, premium fixtures, and elegant vanity units • Sensor lighting in parking and main entrance areas Optional Extras: • Private swimming pool • Parking entrance gates • Fifth bedroom or rooftop studio with en-suite bathroom, walk-in wardrobe, and kitchenette • Tiled and fenced roof garden with provisions for BBQ area, shower, toilet, sink (hot/cold), and fridge • Interior design according to 3D visualizations Delivery within 2 months with personalized selection of finishes.