

SeaFront 1st Row villa in Paphos

Kissonerga, Paphos



Price: 4,500,000 €

Specific details

Ads number	6428
Property status	Development
Bedrooms	6
Bathrooms	6
Covered (m ²)	410 m ²
Plot	837 m ²
Key Features	Air Conditioners, Pool, Heating

Description

Seafront Luxury Villa in Paphos. This exclusive seafront development in Kissonerga offers a collection of 15 designer villas located just 100 metres from the Mediterranean. The project combines timeless coastal architecture with modern engineering, providing generous interiors, private pools, and uninterrupted sea views. The villas are available off-plan, with construction scheduled to begin in Q4 2025. Each residence is thoughtfully designed across two levels with an additional rooftop terrace, offering covered areas of 250 to 500 square metres and plot sizes ranging from 200 to 800 square metres. All villas include three to six bedrooms, each with en-suite options, private covered parking, a private swimming pool, and energy-efficient specifications of Class A. Smart home provisions are included as standard. Key advantages include the exceptional seafront location within walking distance of the beach and the future Paphos Marina, panoramic sea views through floor-to-ceiling glazing, and high-quality finishes such as custom-designed kitchens, luxury bathrooms, and premium fittings. Spacious outdoor areas, landscaped gardens, and large rooftop terraces create an ideal environment for relaxation and entertaining. Buyers may also personalise layouts, finishes, and upgrade options. Optional enhancements include a rooftop jacuzzi, an internal lift, a photovoltaic system, a heated pool, and basement spaces suitable for a gym or sauna. Kissonerga is known for its peaceful coastal setting and unobstructed views, located just five minutes from Coral Bay and ten minutes from Paphos city centre. The area offers high rental demand, strong prospects for capital appreciation, and easy access to the planned Paphos Marina and the beachfront promenade. This development is well suited for permanent residence, holiday living, or investment. Villas 1–3 are positioned on the first sea line. These six-bedroom, two-storey homes feature a basement and a 4 by 8 metre swimming pool. Prices range from 4.5 to 5 million euros plus VAT. Villas 4–13 start from 2.3 million euros plus VAT. These are four-bedroom, two-storey homes with a basement and a roof terrace, situated on plots of 200 to 250 square metres, with a 6 by 3 metre swimming pool. Villas 14–15 start from 2.5 million euros plus VAT. These are four-bedroom, two-storey homes with a basement, plots of 380 to 520 square metres,...