

# Villa close to Lumio School in Paphos

Paphos, Yeroskipou



Price: 475,000 €

## Specific details

|                           |                        |
|---------------------------|------------------------|
| Ads number                | 6279                   |
| Property status           | Unavailable            |
| Bedrooms                  | 3                      |
| Bathrooms                 | 3                      |
| Covered (m <sup>2</sup> ) | 138+30 m <sup>2</sup>  |
| Plot                      | 235-281 m <sup>2</sup> |
| 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 2027 Planning permission has been submitted and is under review. Construction is expected to begin by...

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