

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 (m²)	138+30 m²
Plot	235-281 m²
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 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