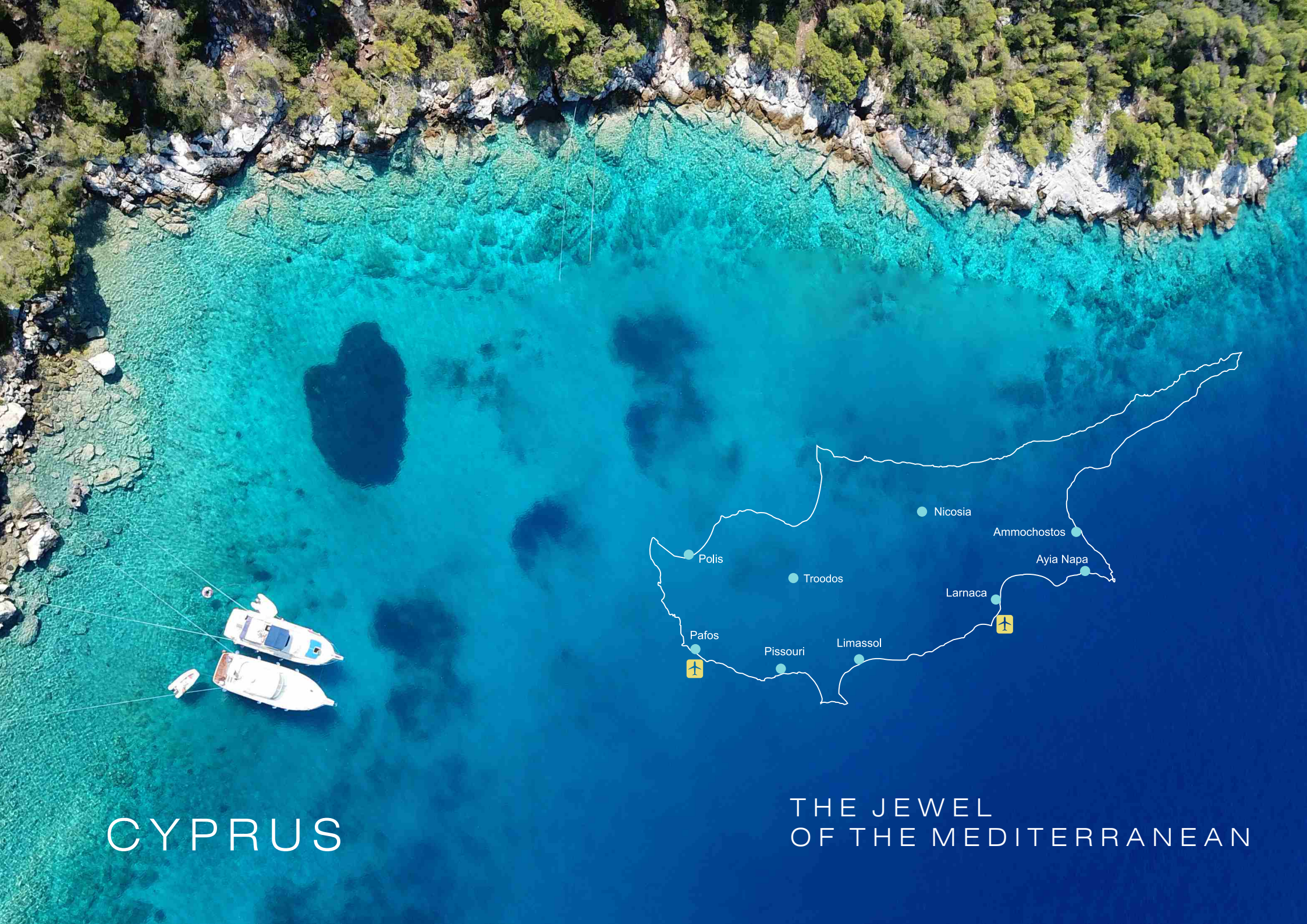


SEA CAVES A

VILLA PLOT 24
MODERN COASTAL VILLA





CYPRUS

THE JEWEL
OF THE MEDITERRANEAN

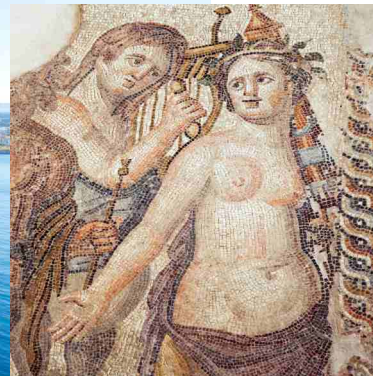


- Full member of the European Union
- Lowest corporate tax regime in the EU (12,5%)
- Strategic location: crossroads of three continents (Africa, Asia and Europe)
- Cosmopolitan lifestyle
- Cultural diversity
- Excellent infrastructure
- Modern healthcare facilities and centres
- Pleasant Mediterranean climate
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Picturesque villages and mountains with pine forests
- Winter ski resorts
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Contemporary shopping malls with international brands
- International 18-hole championship signature golf courses
- Modern, international airports with flights from major destinations
- Luxury spa resorts and five star hotels
- Business opportunities
- Public and private educational institutions
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations
- Natural gas: substantial impact on all aspects of the Cyprus economy and real estate industry
- Largest casino resort in Europe to be developed in Cyprus

PAFOS

THERE ARE MANY REASONS
WHY PAFOS IS
A FAVOURABLE DESTINATION

- Cultural Capital of Europe 2017
- Cosmopolitan lifestyle
- 340 days of sunshine
- Rich in culture and history
- English widely spoken
- Blue flag awarded beaches
- Safe and friendly environment
- Great nightlife
- Wide range of entertainment and outdoor excursions
- Short distances to amenities and services
- Shopping malls with international brands
- International 18-hole championship golf courses
- International Airport with more than 170 flights a week from major destinations
- The largest number of hotels and resorts on the island
- Business opportunities
- Public and private educational institutions
- Business centre for large corporations



PROJECT SUMMARY |

Sea Caves A Villa in Plot 24 - is a stunning modern 4 bedroom villa with four levels, designed in a large plot of 1,057 m² in the renowned Sea Caves area of Peyia. The villa is designed with an outdoor swimming pool, a large covered parking, large indoor and outdoor spaces, large basement with store rooms, showers and utility rooms, and an uncovered veranda in the roof garden.

The outdoor covered barbecue area next to the swimming pool, is an ideal place for family and friend gatherings to create lifelong memories.

The design of the house has been carefully thought-after to provide that maximum comforts to the future owners, with a bedroom in the ground floor and lift that leads to all levels.. The living area, dining area and kitchen are designed in an open plan space which with easy access towards the swimming pool. This villa is a definitely unique buying opportunity!



SEA CAVES A

VILLA PLOT 24
MODERN COASTAL VILLA

SUMMARY



Energy Efficiency
(A)

BEDROOMS	4
INTERNAL COVERED AREAS	252.82 m ²
COVERED VERANDAS	45.15 m ²
TOTAL COVERED AREAS	345.92 m ²

The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.

CENTRAL LOCATION |

TRAVEL TIMES (BY CAR) FROM SEA CAVES A VILLA IN PLOT 24



1	SEA CAVES A - VILLA IN PLOT 24	-
2	KINGS AVENUE MALL	15 minutes
3	PAFOS HARBOUR	17 minutes
4	TOMBS OF THE KINGS	13 minutes
5	PAFOS GENERAL HOSPITAL	22 minutes
6	INTERNATIONAL SCHOOL OF PAPHOS	20 minutes
7	HIGHWAY (STARTING POINT)	23 minutes
8	PAFOS MUNICIPAL BEACH	18 minutes
9	PAFOS INTERNATIONAL AIRPORT	25 minutes
10	VENUS ROCK GOLF RESORT	28 minutes

GOOGLE EARTH LOCATION

LATITUDE 34.888047°

LONGITUDE 32.333343°



1 SEA CAVES A - VILLA IN PLOT 24



2 KINGS AVENUE MALL



3 PAFOS HARBOUR



4 TOMBS OF THE KINGS



5 PAFOS GENERAL HOSPITAL



6 INTERNATIONAL SCHOOL OF PAPHOS



7 PAFOS/LIMASSOL HIGHWAY



8 PAFOS MUNICIPAL BEACH



9 PAFOS INTERNATIONAL AIRPORT



10 VENUS ROCK GOLF RESORT

SEA CAVES A - VILLA IN PLOT 24

4 BEDROOM VILLA



AREAS

PROPERTY TYPE	BEDROOMS	PLOT AREA	INT. COVERED AREA	CARPORT	TOTAL COVERED VERANDAS	TOTAL UNCOVERED VERANDAS	TOTAL COVERED AREA
VILLA	4	1,057.00 m ²	252.82 m ²	45.95 m ²	45.15 m ²	83.05 m ²	343.92 m ²

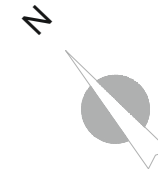
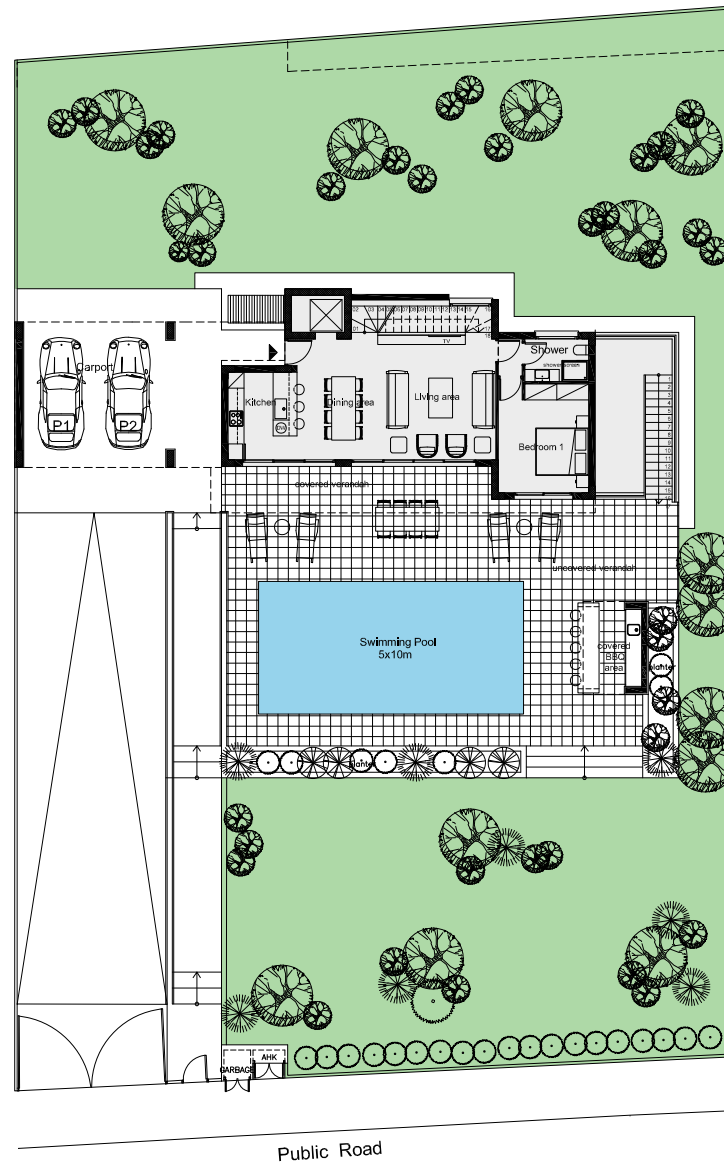
SEA CAVES A - VILLA IN PLOT 24



SEA CAVES A - VILLA IN PLOT 24



SITE PLAN AND GROUND FLOOR |



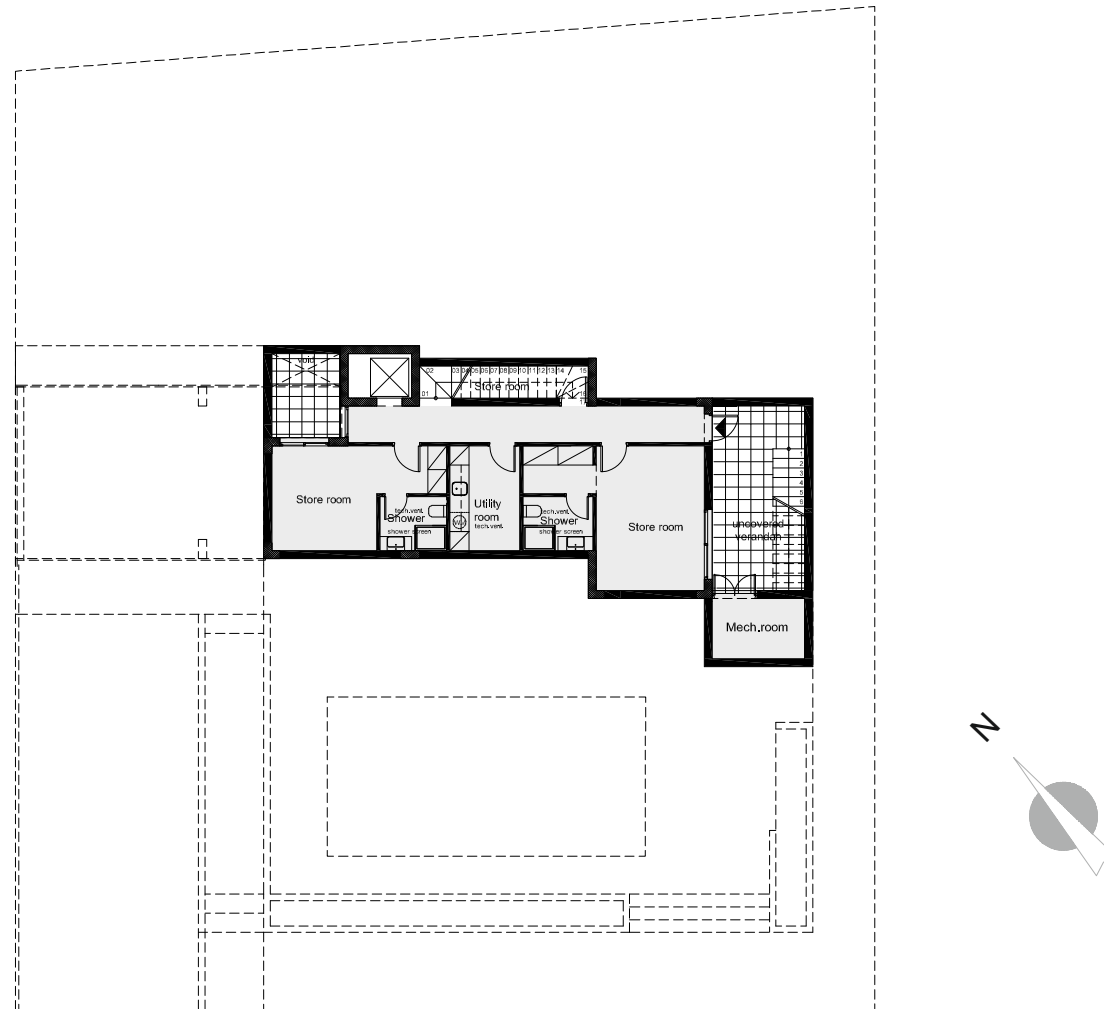
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Please refer to architectural drawings for more accurate information on a particular property.

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SEA CAVES A

VILLA PLOT 24
MODERN COASTAL VILLA

BASEMENT FLOOR |



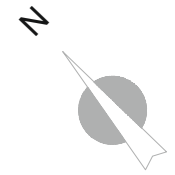
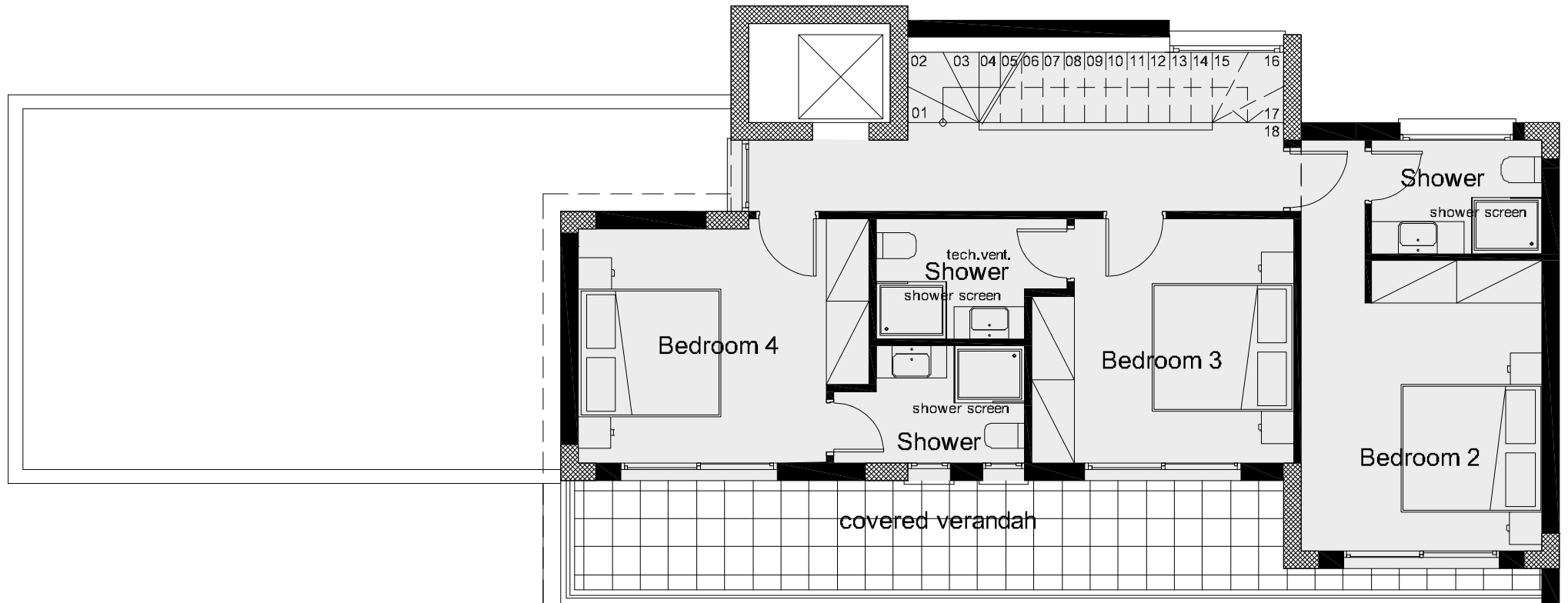
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SEA CAVES A

VILLA PLOT 24
MODERN COASTAL VILLA

FIRST FLOOR |



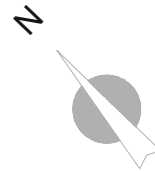
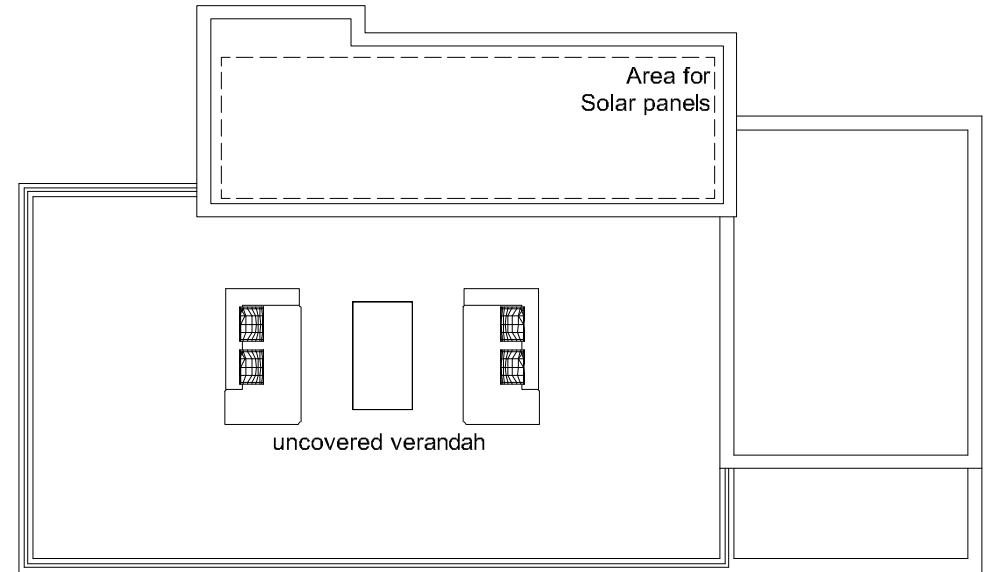
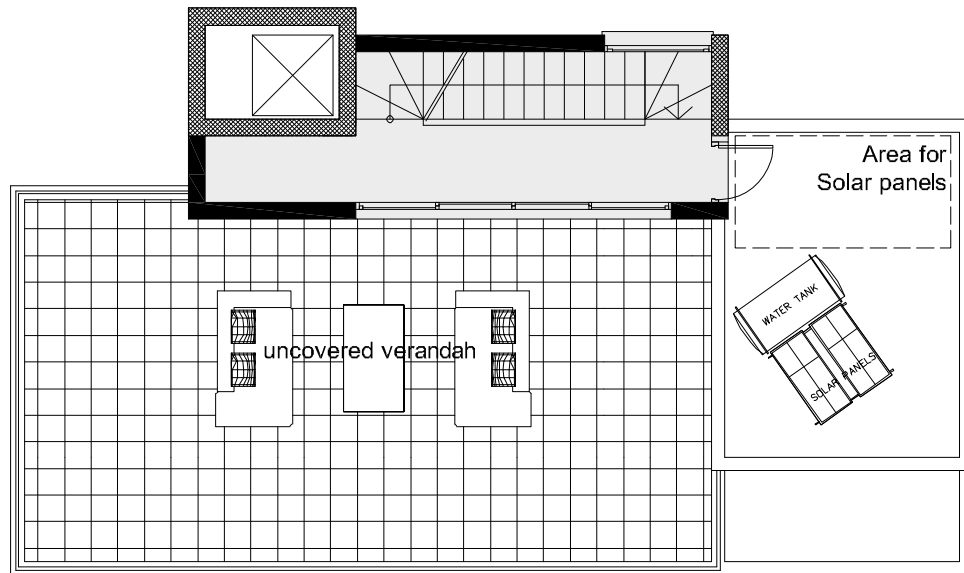
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SEA CAVES A

VILLA PLOT 24
MODERN COASTAL VILLA

ROOF TERRACE AND ROOF FLOOR |



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SEA CAVES A

VILLA PLOT 24
MODERN COASTAL VILLA

