



# IMLIX

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## 4 Bedroom Magnificent Villa - Koloni, Paphos

### معلومات الوكيل

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Commercial Property,  
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Other  
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English, Greek Languages:  
موقع الكتروني: <https://elegantcyprusproperties.com>



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 1,226,841.05

موقع  
بلد: Cyprus  
الدولة / المنطقة / المحافظة: Pafos  
مدينة: Paphos  
نشر: 17/06/2024  
وصف:

This superb villa is located in Koloni, Paphos.

Koloni is a small and peaceful village just outside of the popular village of Geroskipou. Just a short drive away from Paphos town and the harbour, Koloni is within easy reach of all modern day amenities. Additionally, easy access to the highway and airport makes Koloni a prime location.

Nestled within a gated, brand new development offering a harmonious blend of luxury apartments, villas,



and townhouses, this exquisite 4-bedroom villa epitomizes modern coastal living. Commanding stunning sea views, the villa is designed for both comfort and sophistication.

The ground floor welcomes you with an expansive open-plan layout encompassing the living, dining, and kitchen areas, creating a seamless space for relaxation and entertaining. A well-appointed bedroom and a bathroom on this level ensure convenience and accessibility. Floor-to-ceiling patio doors open onto a veranda overlooking a private pool, inviting outdoor lounging and al fresco dining against a backdrop of azure waters.

Upstairs, three additional bedrooms await, including a master bedroom complete with ensuite facilities for added privacy and comfort. A shared bathroom serves the other bedrooms, ensuring practicality and ease of living for family or guests. The villa includes the convenience of private covered parking and is equipped with provisions for a car charger, photovoltaics, and solar panels, reflecting a commitment to sustainable living.

Outside, this stunning villa boasts a private oasis with a sparkling pool and meticulously landscaped garden. Perfect for relaxation and outdoor gatherings, the inviting pool area offers a serene retreat amidst lush greenery, complemented by scenic views of the surrounding landscape. Whether for enjoying leisurely swims or hosting memorable gatherings under the sunlit skies, this outdoor space promises a harmonious blend of luxury and natural beauty.

Embracing cutting-edge technology, the villa operates as a smart home with integrated controls for lighting, curtains/blinds, water heater, underfloor heating, and air conditioning, enhancing efficiency and comfort throughout all seasons.

Residents of the complex benefit from a range of communal amenities, including a refreshing communal pool, a dedicated kids' pool, a playground for children to explore and play, and a sports area for active pursuits, fostering a vibrant community spirit.

This meticulously crafted villa offers a rare opportunity to indulge in luxurious living within a secure and dynamic community, where every detail is thoughtfully curated for contemporary lifestyles.

### **Complex Features:**

- Gated development •
- Communal adult's and kid's pool •
- Communal playground & Sports Area •



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نعم فعلا

جديد:

### مشترك

4

غرف نوم:

3

الحمامات:

196 م

تشطيب قدم مربع:

### Utility details

نعم فعلا

Heating:

### Building details

Pool

Outdoor Amenities:

### Lease terms

Date Available:

### Contact information

IX5.835.289

IMLIX ID:

