RESIDENCE IMMOBILIEN

Outperform. With passion.

Villa «The Star»

Dream property in a most exclusive location
with breathtaking sea views

8027 Paphos Cyprus

RESIDENCE IMMOBILIEN

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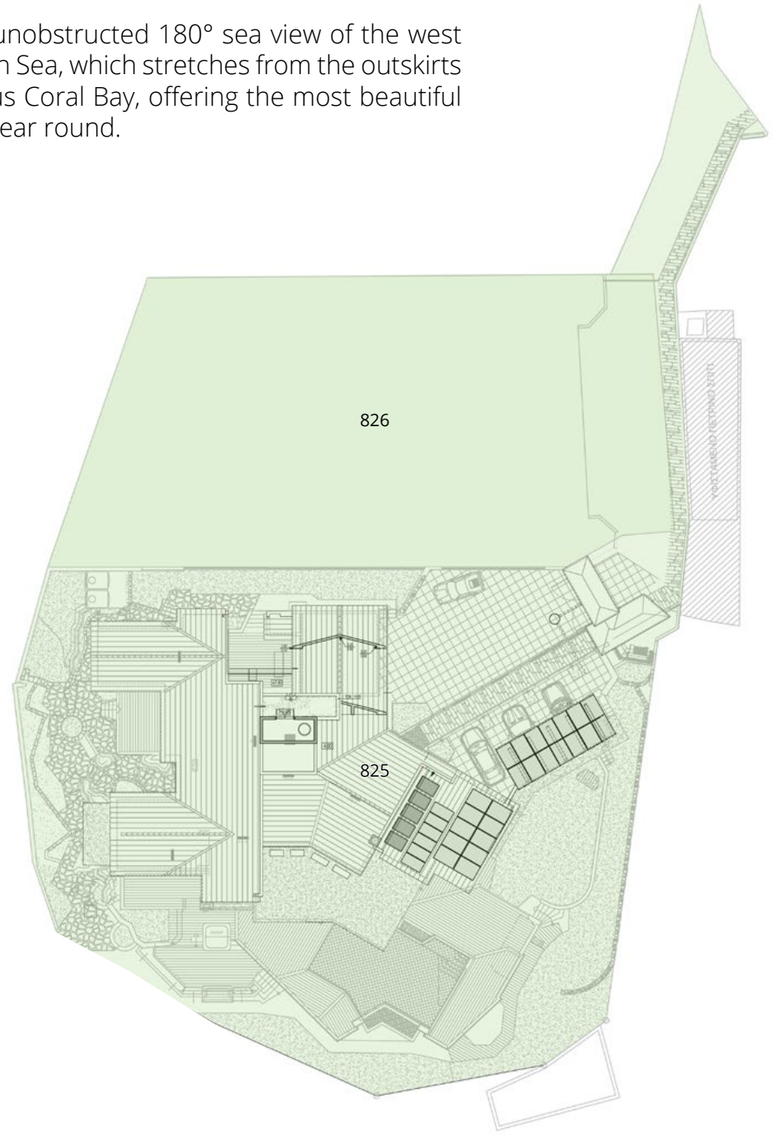
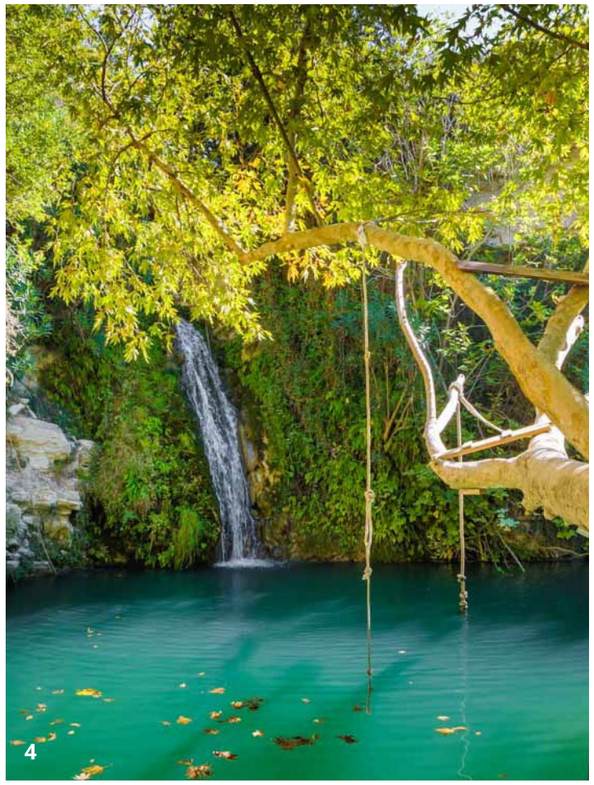
DISCOVER «THE STAR» RESIDENCE

The residence is located on a 1,502 m² elevated plot with an additional 860 m² freehold plot (total 2,362 m²), surrounded by a rocky cliff, on the outskirts of Kissonerga village. It is conveniently located: within 8-10 minutes of driving in southerly direction you arrive at Paphos city center and Kato Paphos port. Towards the west, the resort area of Coral Bay. In 20 minutes you reach Paphos airport, in 90 minutes Larnaca airport. After another 10 minutes by car you arrive at Saint George with its picturesque fishing port, adjacent to the Akamas National Park.

The residence enjoys an unobstructed 180° sea view of the west coast of the Mediterranean Sea, which stretches from the outskirts of Chlorakas to the famous Coral Bay, offering the most beautiful and colourful sunsets all year round.





IMPRESSIONS OF THE PAPHOS REGION

Paphos, the capital of western Cyprus, has an important historical significance. It is home to the huge royal tombs dating from the fourth century B.C., perched high on a cliff above the sparkling sea, as well as a dramatic Byzantine castle and beautiful mosaics; it is also known as the birthplace of the goddess Aphrodite. The population of 27,000 is augmented by the summer influx of English, German, and Scandinavian visitors, most of whom spend time on the beach. A beautiful old harbour awaits, while modern hotels and restaurants stretch along the promenade.

www.tripadvisor.com

1 Paphos, Cyprus
2 Rock of Aphrodite
3 Harbour Castle
4 Adonis baths and waterfalls
5 Ancient Odeon
6 Tombs of the Kings

DATA SHEET

LAND	2 large plots with private access road	
ADDRESS	Papageorgiou Christidi Street 28 Kissonerga Village, 8400 Paphos in Cyprus	
PLOTS **2,362 m²**	no. 825 (residence plot) no. 826 (extension plot)	1,502 m² 860 m²
TOWN PLANNING Building density 90 % **2,126 m²**	no. 825 (residence plot) no. 826 (extension plot)	1,352 m² 774 m²
Building coverage 50 % **1,181 m²**	no. 825 (residence plot) no. 826 (extension plot)	751 m² 430 m²
PROPERTY	5-bedroom villa	
LEVELS	Ground floor bungalow type with split-level	
ROOM HEIGHTS	2.54 – 3.69 m	
COVERED ENCLOSED AREAS Living areas **316 m²**	Central reception area with extended family wing • Elegant open-plan entrance, living area and formal dining • Spacious family kitchen with the possibility for a eating area	142 m²
	Sleeping area with 3 independent wings • Master suite with dressing room, ensuite and private shaded terrace with jacuzzi • 4 bedrooms with built-in, tailored closets • 3 bathrooms	174 m²
Ancillary areas **83 m²**	• Garage, storage, laundry and service rooms • Independent technical rooms located at basement and roof	
COVERED OPEN AND SHADED AREAS Verandas & Parking **125 m²**	• Entrance area, terraces 1–4 • Entrance gate, carport	79 m² 46 m²
Shaded areas **52 m²**	• Master suite terrace • Jacuzzi shaded area	18 m² 34 m²
UNCOVERED AREAS External open spaces **507 m²**	• Kitchen terrace • Dining patio • Pool area 1+2, surroundings • Pool play ground (lawn), paths • Jacuzzi open deck • Driveways, carpark forecourt	18 m² 15 m² 164 m² 72 m² 17 m² 221 m²
Landscaping **462 m²**	• Landscaped gardens • Dry gravel garden	384 m² 78 m²

WHAT MAKES THIS PROPERTY SPECIAL

Property

- Aesthetics and functionality of the architecture as well as being modern and environmentally-compatible with an effective layout
- Equipped with the best, most sophisticated materials, fittings and appliances
- In accordance with state-of-the-art, structural-engineering solutions and sustainability
- Spacious rooms and outdoor sitting areas harmoniously integrated and grouped into structured rooms
- Large, luxurious master suite wing

Surroundings

- Unique and magnificent hillside location with sensational 180° sea views
- A high degree of outdoor living quality with lots of shade and greenery
- 178 m² tiled covered open and shaded areas, 507 m² uncovered areas
- 52 m² infinity pool
- Total privacy and embedded in harmony into the surroundings
- Optimal use of the location on a rock ledge

TECHNICAL SPECIFICATIONS

General construction

- Buildings structure reinforced concrete
- Walls plastered brickworks or concrete, partition internal walls in washrooms
- Waterproofing for sloping roofs with roof tiles and concrete slabs with waterproofing compound
- Sewage system connected to the Paphos Sewage Board (PSB) scheme
- Ground water drainage with aluminium linear grids
- Thermal insulation external walls externally fitted (coated with finishing plaster)
- Thermal insulation with roofs and ceilings thermal panels internally fitted faced with plaster boards
- Washrooms floor fitted with underfloor thermal panels
- Doors and windows with thermal brake profiles and double glazing

Finishes & custom-designed interior

- In- and outdoor floor tiling with smooth and anti-slippery tiles throughout the project
- High quality kitchen worktop and backsplash facing with black marble effect Laminam
- Kitchen with recessed worktop space and display wall shelving in family room TV area
- Living and Dining area with gas fire place, built-in dressers and display shelving
- Central open plan living area with custom-designed false ceilings and air conditions grids
- Formal dining with built-in custom designed display shelving and dressers
- Master suite with dressroom, wall cabinet and TV lift system (65" TV)
- Bedrooms 1–4 with built-in wardrobes and working desk area (network connected)
- Bathrooms with built-in vanity unit and mirror faced wall cabinets
- High quality sanitary ware, mixers and wall fittings

Mechanical installations

- Under floor heating with air-water heat pump system
- Wall mounted AC split units and concealed AC units in living area

Electrical & networks

- Installation as per the latest EU-BS specifications
- Network piping and wiring for in-/outdoor WiFi set-up

Solar photovoltaic system

- System with 10kw capacity

External works

- Access road entrance with stone paved path
- Landscape gardens with mature and new cypress trees, free standing aluminium flower beds
- Arrangement of orchard fruit trees and herb gardens

Swimming pool area

- Custom-design tiled wet edge swimming pool with built steps and submerged seating bench
- Under water lighting with 5 RGB led light spots
- Five seat Jacuzzi
- Pool with audio bluetooth connection, LED-lighting and aroma-therapy

More detailed information about the property on request

HOME COMPLETION INCLUSIVE

Fittings & appliances

- Drinking water with (Reverse osmosis) filtering device connected to fridge water/ice dispenser)
- Boiling and Cold water dispenser by kitchen sink
- All inset lighting and surface fittings installed
- Chandelier in living area to be selected by owner
- Electrical rolling blinds on all doors and windows
- Kitchen with (LG) American type fridge freezer, (Bosh) Cooker, Hood, Oven and Microwave
- Utility with (Miele) Washing machine and Drier
- Garage with (Le Somelier) wine cooler

Networks & systems

- Network router/controller
- In- and Outdoor access points
- TV distribution amplifier and related equipment
- TV lift mechanism with remote control for hiding master bedroom TV in false ceiling
- Videophone by visitor gate and indoor screen in kitchen area
- Digicode pad for car entrance electrical gate operation
- Rack cabinet in IT-room
- Alarm control panel located in IT-room
- CCTV control computer with 18" screen located in IT-room
- Wireless motion sensors and wireless door magnetic contacts
- Outdoor siren
- Wireless smoke detector in kitchen and living area
- Outdoor high quality colour cameras located on external walls and slabs
- Home Automation with KNX protocol and Crestron equipment
- Electrical panel, connecting parts and equipment
- 25 Keypads, including personalized engraving
- 2 wall mounted 10" touch screens
- Programing and installation of software for remote control through smart phone
- Home management for remoted operation for: Photovoltaic system performances, air-conditioning operation, wall electrical heaters operation, CCTV follow-up

«Turn-key solution»

SEA VIEWS IN FULL SPLENDOUR

ENTRANCE GATE WITH THE ENTRANCE AREA

576 m²
Covered areas

1083 m²
Developed areas

2,362 m²
Plots no. 825 + 826

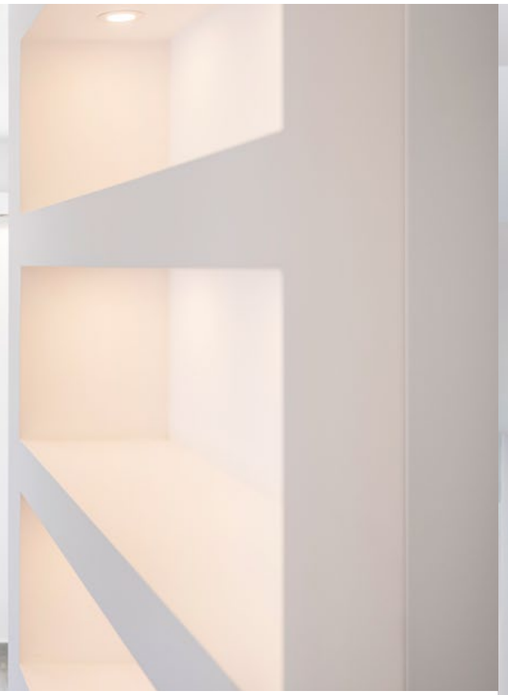
EXCLUSIVE ELEGANCE
WITH INDIVIDUAL FLAIR

LIVING ROOM WITH BREATHTAKING VIEWS

MODERN, STYLISH EAT-IN KITCHEN

SPACIOUS ROOM OFFER

CULINARY HOTSPOT



A PLACE TO DREAM

EN-SUITE BATHROOM

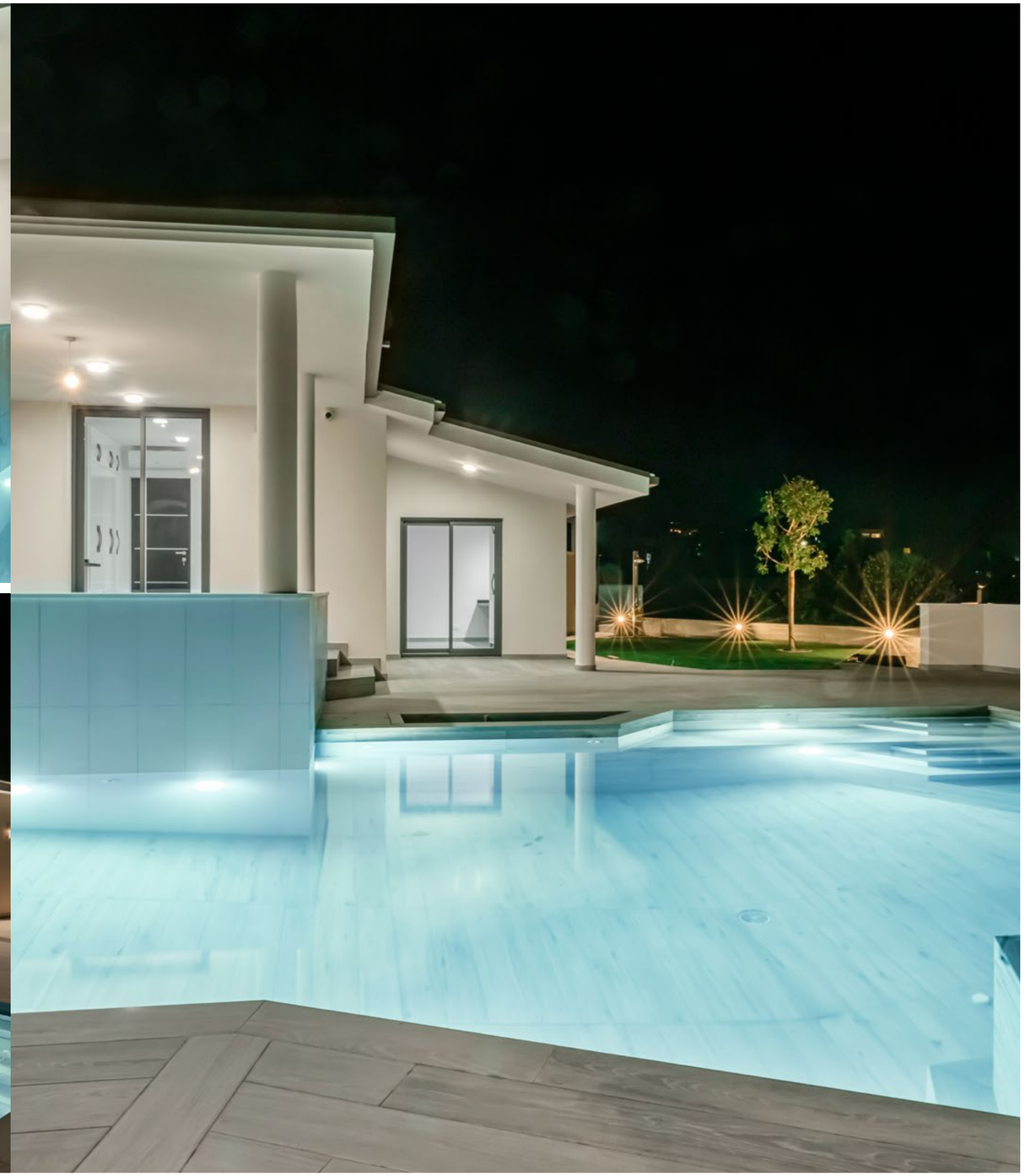
AN OASIS OF WELLBEING
IN THE MIDST OF NATURE

BREATHTAKING VIEWS OVER
THE NEVER-ENDING VASTNESS OF THE SEA

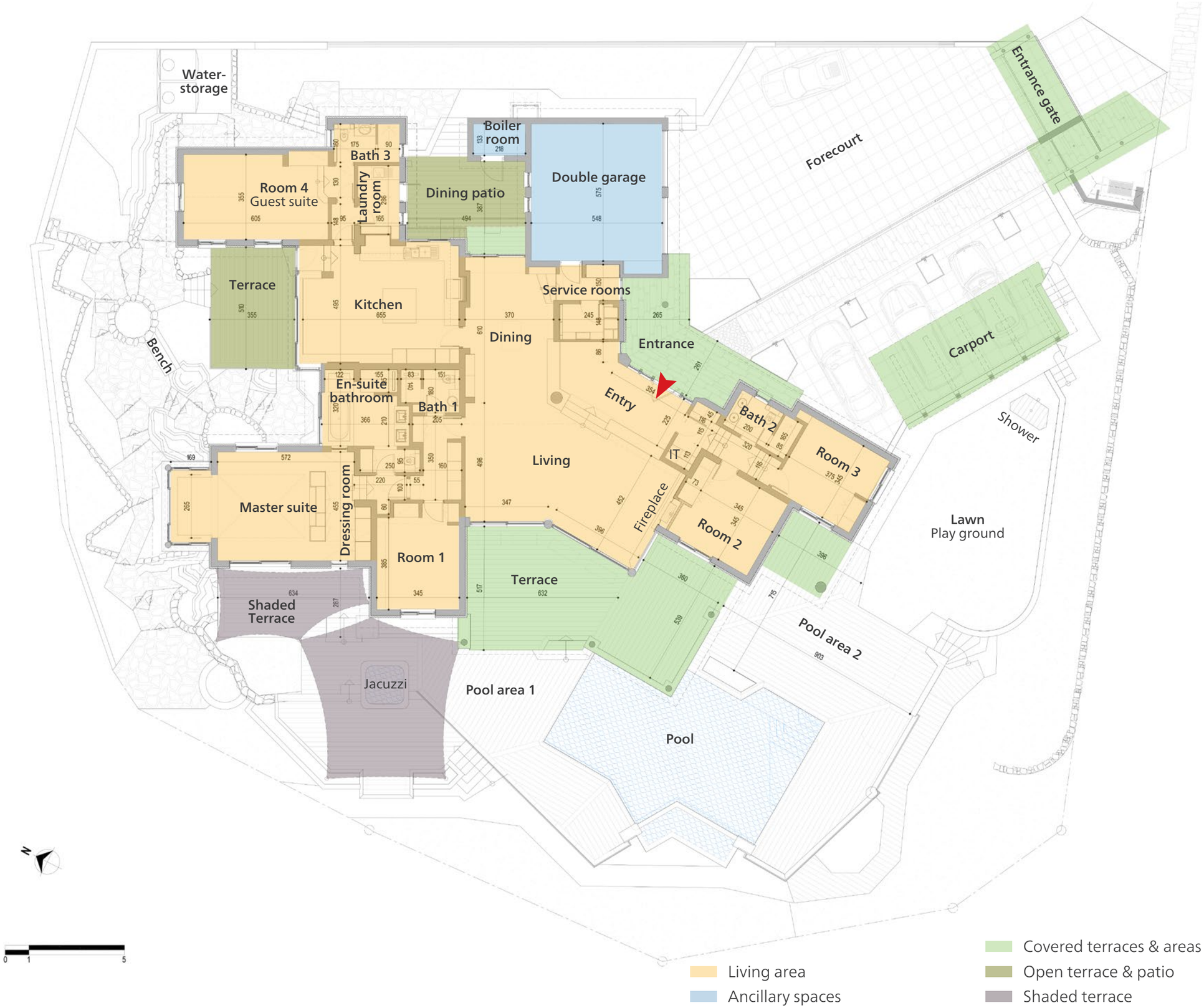
SPLENDID POOL AREA

INFINITY POOL

THE RESIDENCE AT NIGHT



LAYOUT VILLA - PLOT NO. 825



PAPHOS SHOPPING AND PORT

TOWN OF PAPHOS

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