



Villa «The Star»

Dream property in a most exclusive location
with breathtaking sea views

8027 Paphos Cyprus

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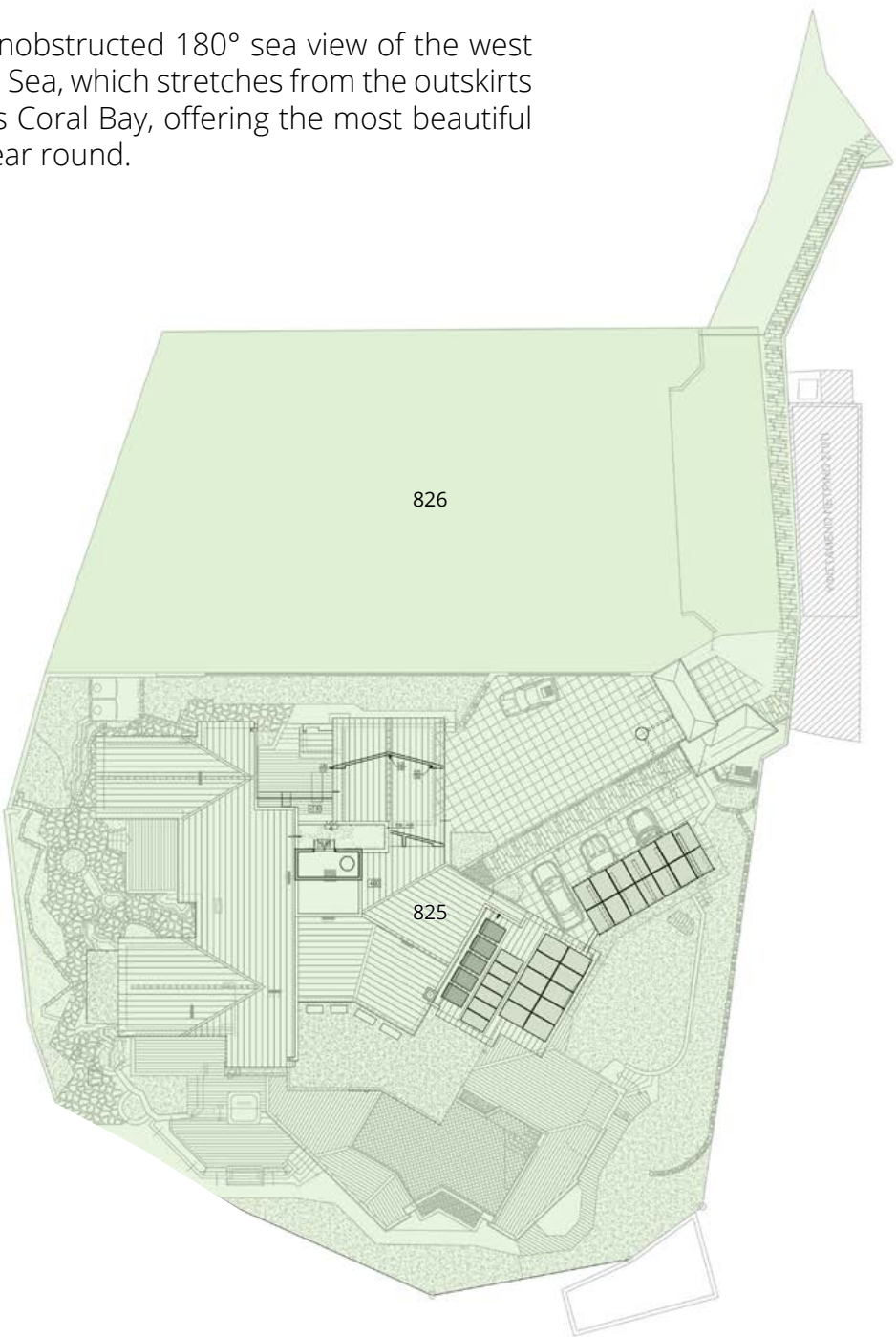
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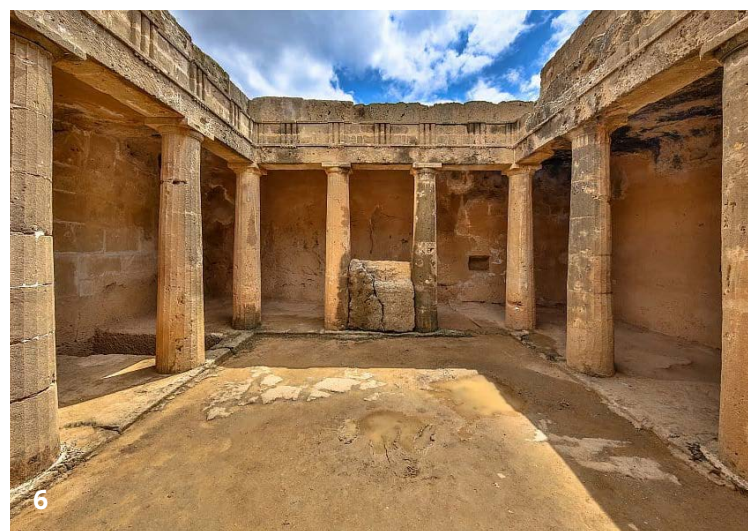
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DISCOVER «THE STAR» RESIDENCE

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)	1,502 m²
	no. 826 (extension plot)	860 m²
TOWN PLANNING Building density 90 % 2,126 m²	no. 825 (residence plot)	1,352 m²
	no. 826 (extension plot)	774 m²
Building coverage 50 % 1,181 m²	no. 825 (residence plot)	751 m²
	no. 826 (extension plot)	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 142 m² <ul style="list-style-type: none">• Elegant open-plan entrance, living area and formal dining• Spacious family kitchen with the possibility for a eating area Sleeping area with 3 independent wings 174 m² <ul style="list-style-type: none">• Master suite with dressing room, ensuite and private shaded terrace with jacuzzi• 4 bedrooms with built-in, tailored closets• 3 bathrooms	
Ancillary areas 83 m²	<ul style="list-style-type: none">• Garage, storage, laundry and service rooms• Independent technical rooms located at basement and roof	
COVERED OPEN AND SHADED AREAS Verandas & Parking 125 m²	<ul style="list-style-type: none">• Entrance area, terraces 1–4• Entrance gate, carport	<ul style="list-style-type: none">79 m²46 m²
Shaded areas 52 m²	<ul style="list-style-type: none">• Master suite terrace• Jacuzzi shaded area	<ul style="list-style-type: none">18 m²34 m²
UNCOVERED AREAS External open spaces 507 m²	<ul style="list-style-type: none">• Kitchen terrace• Dining patio• Pool area 1+2, surroundings• Pool play ground (lawn), paths• Jacuzzi open deck• Driveways, carpark forecourt	<ul style="list-style-type: none">18 m²15 m²164 m²72 m²17 m²221 m²
Landscaping 462 m²	<ul style="list-style-type: none">• Landscaped gardens• Dry gravel garden	<ul style="list-style-type: none">384 m²78 m²

WHAT MAKES THIS PROPERTY SPECIAL

Property	Surroundings
<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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

HOME COMPLETION INCLUSIVE

- 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

- 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
 - Dicode 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»

WHERE DREAMS COME TRUE



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



THE SEA WITHIN YOUR REACH



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



PAPHOS SHOPPING AND PORT



TOWN OF PAPHOS



THE PROMENADE





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