

# unique, modern four bedroom residence for sale, tala, paphos, *price on application*

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This renovation and modernisation project is situated in the highly desirable Melosovonos area of Tala with breathtaking coastal views. The award winning property developer has worked in conjunction with the highly acclaimed and world renowned local Paphos Architect Costas Koutsoftides ([www.koutsoftides.com](http://www.koutsoftides.com)) to produce an outstanding contemporary design and comprehensive programme of extension and modernisation that will transform this existing villa into a statement and landmark piece of 21<sup>st</sup> Century Paphos architecture.



**“Attention to detail and the use of quality materials and different textures in an uncomplicated manner are a main feature that set this property apart from others and make it a true sub-urban home from which to enjoy the splendours of Cyprus living”.**



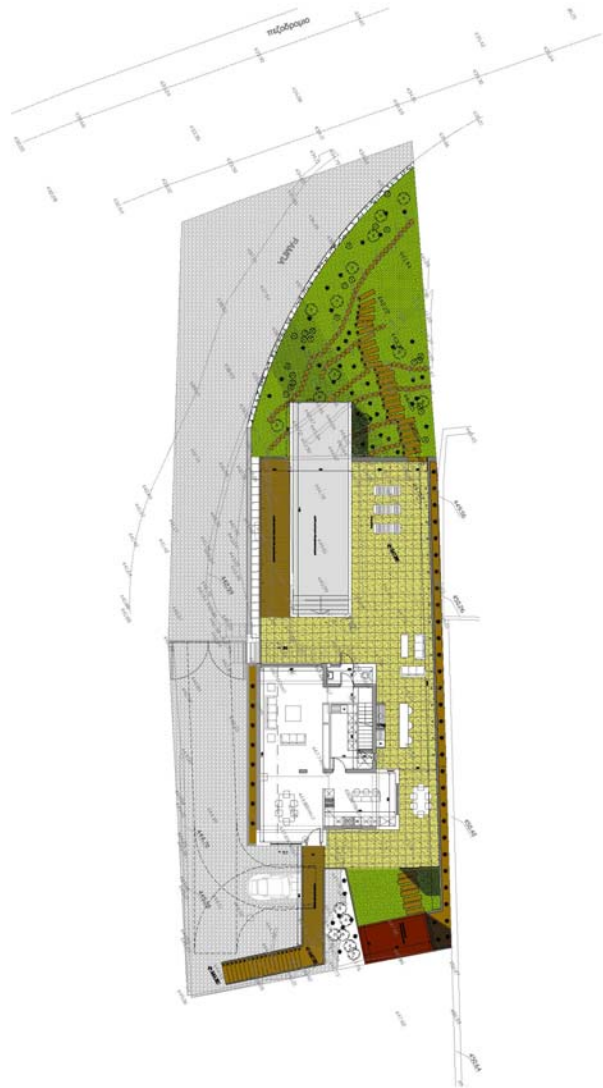
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contemporary, stunning, stylish, luxury, modern, innovative, fantastic, clever, superior, exceptional, award winning....all yours?

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The topography of the area enables the property to be situated over 3 levels. The basement level is open on one side and on the same level as the parking areas, it has separate external entrance, and comprises of bedroom 4 and an en-suite shower room.



A feature steel and decked staircase take you to the ground floor level, where the focus of design is very much on the interaction with pool and outdoor areas and of course the views from the living space. The ground floor level comprises of a living area, dining area, kitchen, utility room, and WC.

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The spacious kitchen has an island unit, integrated appliances and Corian work surfaces, the space connects well to the outdoor dining and living areas via sliding patio doors; also adjacent to the kitchen is the very useful and spacious utility and laundry room. The living area is orientated towards the view but is also practically designed for viewing the recessed flat screen TV – all media components will be discretely recessed in floating boxes along the media wall.



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The first floor comprises of the Master Suite with large luxury feature en-suite bathroom – bath with a view! And two further bedrooms each with their own en-suite bathroom.



Truly a magnificent, innovative yet simple design in a fantastic location; penthouse style living in your own private villa environment. Contact us for architectural plans, more details and of course your opportunity to view!

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## PROPERTY DETAILS

Current Status: **Under Construction**

Bedrooms: **4**

Bathrooms: **5**

Covered Area: **219 m2**

Plot Area (Separate Title Deed): **844 m2**

Private Pool: **Yes**

## PROPERTY FEATURES & SPECIFICATIONS

**Unique stunning, modern architectural design.**

**Unobstructed 35km of coastline views of Paphos.**

**4m x 14m state of the art white hydrazzo swimming pool, unique cantilever (floating) design with glass end panel, merging into the horizon.**

**Heated swimming pool.**

**Laminated (HPL), veneered wooden cladding system used for enhanced aesthetics and functionality.**

**Decking, with glass and steel balustrades.**

**Feature decked entrance bridge, traversing planting and natural rock water feature.**

**Integral outdoor bar and BBQ area.**

**New thermal insulation with exceptional UV rating, exceeding EU requirements.**

**Centralised Air Conditioning, concealed indoor and outdoor units.**

**Oil Fired Underfloor Heating.**

**Fantastic Master Suite, with outstanding sea and sunset views of Ag. Georgious Island.**

**Large master En-suite bathroom including walk-in shower, floating vanity unit and two person bath – state of the art concealed mixers and sanitary ware.**

**All bedrooms with sliding, panelled wardrobes fully fitted and recessed.**

**All services (water tanks etc.) concealed.**

**Separate Mechanical Rooms for Boiler and Swimming Pool.**

**Private, established residential location.**

**Separate Title Deed.**

**Luxury and superior standard of finishing throughout – granite, marble and irocco.**

**Clever use of gypsum, false ceilings, and recessed lighting throughout.**

**Neff stainless steel kitchen appliances.**

**Corian work surfaces.**

**Custom designed contemporary kitchen.**

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## PROPERTY FEATURES & SPECIFICATIONS (continued)

Extremely spacious separate Utility Room.

Separate downstairs WC room, with external access (if required).

Brushed silver aluminium thermal double glazing.

Detailed use of exterior floor finishes throughout: grano-stone driveway, synthetic grass area, decking, ceramics, stone, marble etc. with full landscaping included.

Electric entrance gates.

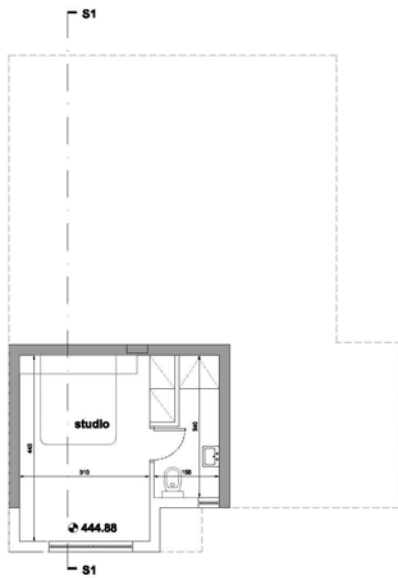
Use of maintenance friendly materials.

Contemporary external pod accommodation, 10m<sup>2</sup> – steel and decked design (fully insulated and serviced) for storage, separate home office etc.

Private road access.

Bedroom 4 (previously the garage) is a self-contained studio with separate external access, could also be a home office space too.

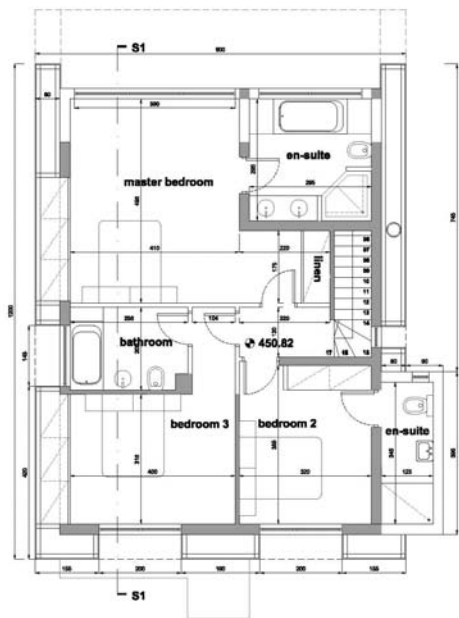
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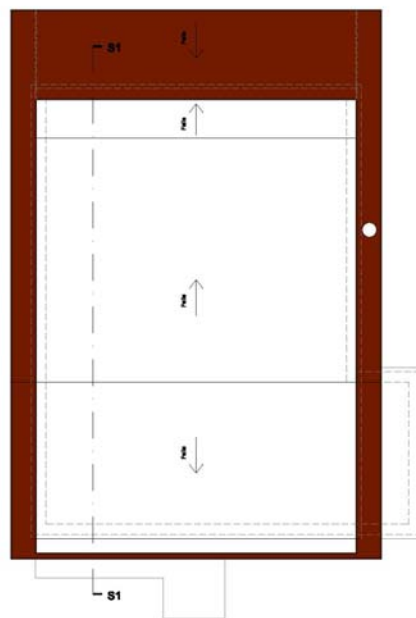
basement plan proposed



ground floor plan proposed



first floor plan proposed



roof plan proposed

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