



## House (Detached) in Secret Valley, Paphos for Sale



### Informações do Revendedor

Name:	Maria Alexandrou
Nome da Empresa:	First Class Homes
País:	Chipre
Experience since:	2000
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses, Commercial Property
Telefone:	+357 (99) 469-372
Languages:	English, Russian
Website:	<a href="https://www.1stclass-homes.com">https://www.1stclass-homes.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,986,532.8

### Localização

Country:	Chipre
State/Region/Province:	Pafos
Adicionado:	05/08/2025

#### Informação adicional:

Unique location, the view will never be blocked by other buildings, since the plot is adjacent to the border of a state reserve - a specially protected natural area.

The view from any point of the plot and any window of the villa opens to the sea and golf courses.

Villa layout: All bedrooms are built as "master". This means that the bedrooms have private bathrooms with showers.

The master bedroom is equipped with a shower and a bath, as well as a dressing room and a separate laundry area.

### Key Features

- \* Solar power plant (photovoltaic) with a capacity of up to 120% of the building's electricity needs
- \* 8 mm heat-insulating material on all walls
- \* Energy-saving glass on windows and sliding doors - walls
- \* Air conditioning VRF duct system of the "cold - heat" type



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- \* Heating - "warm floor" liquid type throughout the villa
  - \* "Smart home" with access via smartphone app from anywhere in the world
  - \* Surveillance cameras along the perimeter in the amount of 8 control points and motion sensors on the site
  - \* Alarm system that can be linked to the alarm panel of the security patrol agency
  - \* Kitchen with fully built-in appliances: two refrigerators, microwave oven, possibility, upon request, to install a coffee machine and ice maker
  - \* Kitchen is equipped with premium appliances, in a single design style
  - \* Laundry facilities. Premium Miele machine and separate Miele tumble dryer.
  - \* Italian fireplace
  - \* Landscape and outdoor amenities. Equipped summer kitchen, barbecue, gas grill, etc.
  - \* Spacious garage for at least two cars. Internal access to the house. At the entrance there is a dressing room and a guest bathroom.
  - \* Infinity pool with automatic water refill. Patio with panoramic views. Possibility to install heating equipment for the pool.

All permits for construction and connection of utilities, as well as wastewater disposal have been obtained.

The project is registered to a legal entity, therefore it is possible to receive a reduced VAT rate of 5%. Also, to obtain permanent residence.

Completion date: August 2025

## Comum

Quartos de dormir:	3
Banheiro:	4
1/2 baths:	4
Pés quadrados acabados:	240 m <sup>2</sup>

## Utility details

Heating:	Sim
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## Building details

Number of Off Road Parking:	1
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.390.908
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# IMLIX

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<https://www.imlix.com/pt/>

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