



Koloni Prestige Villa

Ref: 1630



Price:	€ 495,000	Location:	Paphos > Koloni	Bedrooms:	4
Type:	Luxury Villa	Covered Area:	280 m2	Bathrooms:	3
Area:	2km Coastal Belt, Country, Seaside	Plot Size:	607 m2	Ref:	1630
Type:	Prestige				





Koloni Villa is a fitting example of a fine home that bridges the divide between its impeccable traditional pedigree and the demands of modern lifestyle. Love of natural materials and traditional architecture combine to create this beautiful home and fill it with personality and character. The villa is built on a dominant corner plot in Koloni, Paphos satellite village, increasingly regarded as a residential extension of Paphos (2 km to Paphos & the sea).

The two storied villa design presents a charming façade: The villa features two residential wings, both edged with natural stone detailing on exterior edges. The expansive balcony features handcrafted natural stone balustrades which are also used as fencing and around raised garden terraces. To the side, a single story reception annex has an elevated portico, impressive columns, gabled terracotta roof and decorative stone tile frontage.

The villa interior is no less impressive. Entry is to a very interesting and bright semi-circular reception room. From here you have a glimpse of a progression of square archways denoting the dining room, and beyond, the lounge room. The formal dining room is spacious and well appointed. The dining room opens to extravagantly vast open terrace which can host Strictly Come Dancing show!

The lounge is exceedingly roomy and also incorporates state of the art gourmet kitchen and upmarket appliances. The kitchen is inlaid in natural granite which is also featured on a large family dining table. Both the lounge and the kitchen area have separate patio doors to the open terrace. There is also a separate BBQ area at the rear of the kitchen.

From the lounge, there is access to the first floor where there are three exceptional bedrooms. The Master bedroom features stylish en-suite bathroom and a walk-in dressing room. All bedrooms feature extensive built-in wardrobes, glowing parquet floors and all open to the front balcony.

The materials, the workmanship and the attention to details in this villa is second to none.

Character filled executive home... Highly recommended to view.

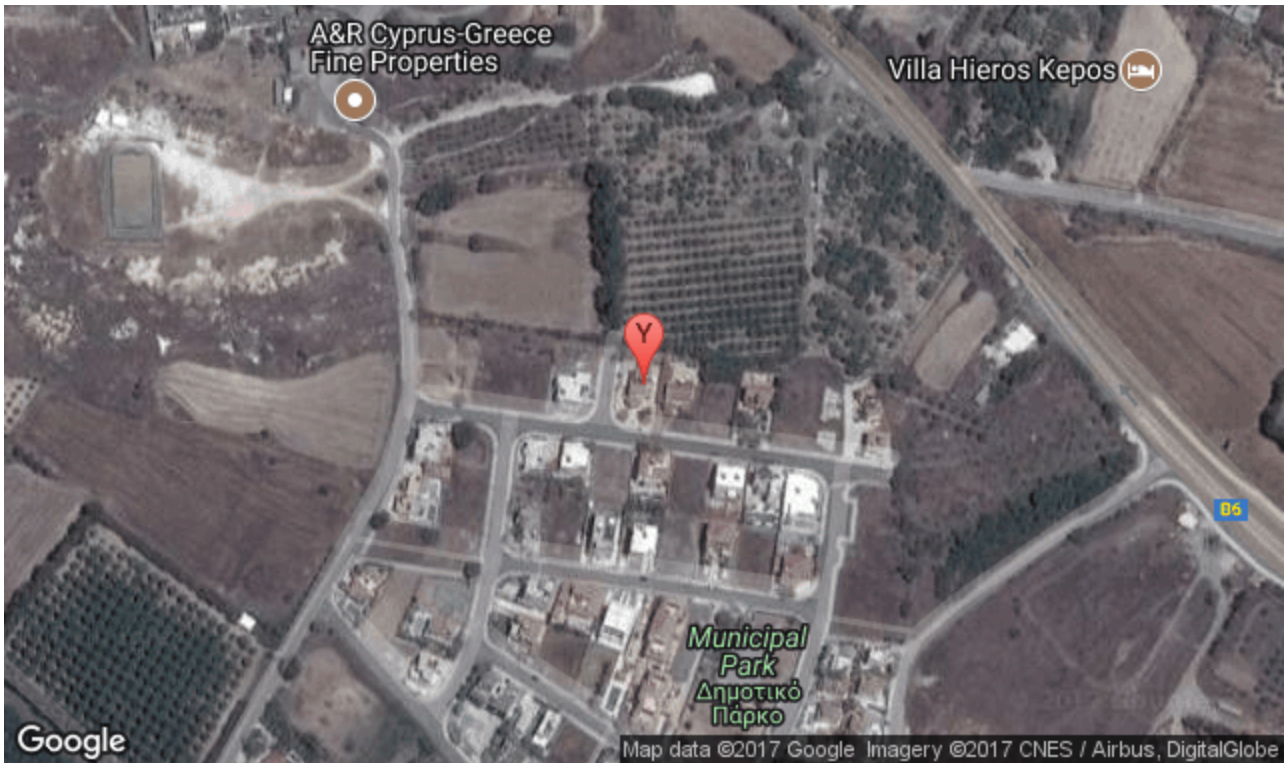
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|---------------------------------|----------------------------|--------------------------|
| ✓ Title Deeds | ✓ Study | ✓ Aluminium Shutters |
| ✓ Exclusive Estate | ✓ Open fireplace | ✓ Quality blinds |
| ✓ Prestige Area | ✓ Gourmet kitchen | ✓ Sea - 2.2km |
| ✓ Stone Built | ✓ Granite worktops | ✓ Paphos Harbour - 5.3km |
| ✓ Open balcony | ✓ Master with en-suite | ✓ Restaurants - 300m |
| ✓ Open terraces | ✓ Luxury bedroom suite | ✓ Shops - 600m |
| ✓ BBQ | ✓ Elegant bedrooms | ✓ Golf - 1km |
| ✓ Garage - Open | ✓ Bedrooms- en-suites | ✓ Airport - 4km |
| ✓ Private garden | ✓ Built-in wardrobes | ✓ Build - 2005 |
| ✓ Country Views | ✓ Shower bathroom | |
| ✓ Central Heat.Provision | ✓ Guest WC | |
| ✓ Marble inlaid stairs | ✓ Laundry room | |
| ✓ Quality fixtures and fittings | ✓ Store room | |
| ✓ Formal Reception Room | ✓ Pressurised water system | |
| ✓ Luxury Living Room | ✓ Air condition | |
| ✓ Formal dining room | ✓ Double glazing | |





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