

Nerina Sunset Villa D3

PAFOS - CYPRUS



Best Cypriot Development & Best House Cyprus

Nerina Sunset villas are beautifully situated in an elevated position on the hills of Chlorakas village with magnificent unobstructed views overlooking the Mediterranean Sea.



Location



In the rural village of Chlorakas, Nerina Sunset offers residents all the advantages of both a tranquil residential environment that is also conveniently close to all local services and amenities.



Nerina Sunset is a small award winning development of luxury detached villas. All villas have a high quality finish. The development includes a large communal pool set in landscaped gardens.



The Villa

Similar Villa



Roof Level 27.54 m²

A paved roof garden with natural stone and glass surround balustrade giving panoramic views to the sea.





Ground Floor Level 60.70 m²

- Entrance
- Dining room
- Living room
- Kitchen
- Utility room
- Guest WC



The kitchen has built-in kitchen units covered with oak veneer and furnished with stainless steel handles. All kitchen work surfaces and splash backs are finished with Tinos marble.



The utility room comes with a white melamine worktop and an integrated stainless steel sink unit.

Dionysos marble flooring features throughout the villa with decorative motif Tinos marble in the living and dining room.





Lower Ground Floor Level 60.70 m²

- Master bedroom en suite
- 2 additional bedrooms
- Bathroom
- Storeroom under stairs

The bedrooms are situated on the lower ground floor. The master bedroom leads onto a large covered veranda with views to the sea. It features a semi wooden floor, built-in oak veneer wardrobes and en suite bathroom.





The master en suite bathroom has walls and floor finished with a combination of Dionysos & Tinos marble. Includes a marble vanity unit with integrated wash basin and a glass screened walk-in rain shower.

The main bathroom walls and floor are finished with a combination of Dionysos marble and Tinos marble. A toilet and bath with shower facility complete the bathroom.



Central heating with radiators throughout the villa.



Wooden ceiling
above staircase

External wall finishes

Wall rendering of plaster and decorative rough textured 'grafiato' alternating with natural stone

Sliding patio doors and windows

Double-glazing with frame of powder coated aluminium MU 3000.

Aluminium powder coated shutters with adjustable louvers





Progress photos

The villa can be completed within a period of 6 months.



Distances



4 km Pafos Town Centre
5 km Pafos Harbour



14 km Minthis Hills Golf
20 km Pafos International Airport

by Pafilia

the most trusted name in the property market

Pafilia

award winning developer

Pafilia is the largest privately-owned developer in Cyprus. With over 30 years' experience of building quality homes, more than 20 offices worldwide and 350 employees serving numerous customers, each and every property we build will be as enduring and personal as the relationships we build with you.

www.pafilia.com

Thank you

The information in this presentation is for guidance only and does not constitute a contract and/or offer or any part thereof, or warranty. Images and descriptive representations may not necessarily be accurate in every respect. Dimensions are indicative and not intended for use for sizes of appliances or items of furniture.

E & O E. © Copyright. Pafilia Property Developers LTD 2011.