

## Luxury villa for sale in Pomos - Paphos



Situated in probably the most beautiful & unspoiled place of Cyprus, the fishing village of Pomos, in an area called “Paradisos” (Paradise), this luxurious villa with unobstructed views of the sea is designed by the world renowned architects *Serof & Papadopoulos*, well known for their sleek and modern designs that blend seamlessly with their surrounding environment.

Build in a 1,227 m<sup>2</sup> steep plot full of pine & cypress trees; the villa has 180° views of the Mediterranean Sea which is only 300 m away. The materials carefully selected by the architects are of fine quality and designed to offer maximum satisfaction with minimum maintenance. The stone selected is local to blend well with the surrounding environment, the marble is Italian to add to the feel of luxury, the infinity pool is surrounded by a non slip wooden deck and the windows are large, all overlooking the clear blue sea & sky.

The space is designed to offer maximum comfort without being ostentatious and without creating an eye sore to the surrounding beautiful environment. The architects have designed the house with the view that it is a holiday home, where relaxation overtakes formalities, and where the true Mediterranean lifestyle can be enjoyed at its best.

**In brief, the space is divided approximately as follows:**

<b>Space</b>	<b>Size in sq. meters</b>
Garage for 2	40
3 bedrooms	60
Kitchen, living room etc.	65
2 multi purpose rooms (play room, guest room, wine cellar etc)	34
Open entrance hall	27
Living room veranda	22
Bedroom patio	36
Master bedroom veranda	6
Pool deck	21
Pool (9 x 3)	27
<b>Total</b>	<b>338</b>

The above can be sold as a plot of land + designs & building permits for €330,000 (no VAT on land) or as a finished villa for €350,000 + VAT. Price is approximate depending on specification.

### **About Pomos**

Pomos is a quaint fishing village located on the west coast of Paphos, 20 kilometres from Polis centre and approximately 75 minutes drive from Paphos airport.

The scenery of the Pomos region is spectacular due to the dramatic contrast between the clear blue Mediterranean Sea and the lush green mountains, home to pine and Cypress trees, wild flowers, fruit trees and water melons growing wild.

The Pomos beaches are a combination of sand and stone, with crystal clear waters and lots of wildlife hidden, waiting to be explored.

The small harbour of Pomos is the focal point of local life with fishing boats laden with nets and the catch of the day. Next to the harbour one can find the fish restaurants that so many people visit day & night for a delicious feast of fresh fish such as barbecued octopus, sea bream, snapper, king prawn and much more, salads, local fruit and beautiful wine.

The small village centre offers a choice of restaurants, coffee shops, small supermarkets and banks.

Every September Paradise café located in Pomos is host to the International Cyprus Jazz Festival. Artists such as Nia Linn, Jim Hart Sextet, sounds of Hammond, SW-IX, Grooveyard and Jamie O'Donnell will be performing live.

Pomos, a suburb holiday destination for those seeking a truly Cypriot experience away from the main tourist attractions.

