



Property Ref: 15 – 1993



## POTIMA - KISSONERGA

**€ 5,200,000**

- Type – Luxury villa
- No. of Bedrooms – 6
- Elevator
- Maid's Quarter
- Under Floor Heating
- Covered Area – 540 m<sup>2</sup>
- Plot Size – 3,500 m<sup>2</sup>
- Private Swimming Pool 12 m x 6 m
- Breathtaking Sea Views!
- Photovoltaic System



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Exclusive custom designed villa, built to the highest standards, guaranteeing maximum comfort and luxury living.

Stunning panoramic views delivered in the comfort of this beautiful privately gated home. Perched on a hill, you have a bird's eye view, stretching from all along the coast of Paphos to Akamas bay. Each room delivers a view where you can take in the beautiful surroundings and sea views!

The property flows beautifully on 3 levels allowing for the seamless transition between the indoors & outside.

This villa features 6 bedrooms plus office/cinema room, 9 bathrooms, large spacious two living areas and two dining areas. Offering you luxurious natural finishes throughout: top spec tiles, worktops, bespoke kitchen, suspended ceilings and much more! The villa includes a contemporary design lift, a sauna, a home cinema/office space and maids' quarters. The glazing system used, allows for frameless glass corners that enable unobstructed views while maintaining the thermal and sound proofing of the internal areas. The whole of the ground floor and externally accessible entry openings at the 1st and 2nd floors, are fitted with concealed r/c security shutters.

The top floor and all externally accessible entry openings at the 1st and 2nd floors, are fitted with concealed r/c security shutters. The top floor bedrooms ceilings are designed to provide a loft character, with a variable 4-meter average height and fully glazed upper windows. The villa incorporates a 5KW photovoltaic system, concealed hoover system, concealed air conditioning and underfloor heating system.

The Master Suite is spacious and flows into the dreamy master bathroom hosting decadent extras such as double sinks and walk in shower! The master suite enjoys a walk-in closet and of course those breath-taking views.

A stunning, large outdoor entertaining area treats you to a pool, BBQ, and outdoor shower. The mountain slope elevation of the plot has inspired this unique architectural concept. The design approach is focused on utilizing the two main characteristics of the site which are the wide-angle sea view and the naturally elevated terrain. The villa is positioned into the hilly site, blending with the natural landscape while its distinctive roof line visually extends the organic geometry of the landscape linking it to the waves of the bay ahead. The villa is structurally hinged into the rocky mountain allowing for the entire facade to be fully cantilevered towards the view. The resulting image of the hovering fully glazed facade, combined with the roof curves created a unique architectural statement of lightness and natural elegance. The entry atrium is designed to provide views of the coastline in front of the plot, forever altering its core appearance to match the surrounding bay and amazing views.

The access is controlled by two gated entrances, one entrance includes water feature with jets positioned on both sides of the bridge that spans the distance between the garden and the entrance patio. The landscape design preserves most of the natural grey rock slope and further enhanced with the use of boulder walls using identical display walls, an internal garden feature, wine cava and a bar.



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