

# 2 Bedroom Flat For Sale

**€495,000 Negotiable**

Aphrodite Hills, Kouklia, Paphos

## Key Facts

- 2 Beds
- 2 Baths
- 85 m<sup>2</sup> Covered Area
- Title Deed: Available

**ID: 29886**



## Indoor Features

- Air Conditioning
- Electrical Appliances
- Fitted Kitchen
- Master Bed
- Open-plan
- Pressurised Water System
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Communal pool
- Rear Garden
- Solar System

## Description

Perfectly placed for wonderful sunset views, this 2 bedroom apartment on the edge of Theseus Village is a spacious family property. With full air conditioning, allocated parking and the choice of two lovely communal swimming pool areas, this is a very desirable property for both permanent living and investment. The apartment is on a corner location and has an unusually generous plot. The grounds are quite large for an apartment and consist of an area of paving and decking area with further space for storage at the side. Beyond the terrace railings however is a large sloping uncultivated area belonging to the apartment with enormous development potential for a private pool if desired.

Entry to the property is via the short footpath from the parking area. The front door opens into an entrance area with ample storage. The enlarged living room has double patio doors leading out to the terrace and facing the glorious sea and sunset views beyond.

The modern, fully fitted kitchen has granite work tops and splash backs. The electrical goods include a hob, oven, extractor hood, stainless steel fridge freezer, washing machine and dishwasher.

The apartment has two good sized bedrooms which open onto the large rear sunset terrace. There are two modern bathrooms, each comprising wash hand basins with units under, a WC and shower. However the property has also been extended to include a third bedroom leading onto the terrace and additional space in the master bedroom and living area, thus giving a total living space of over 120 sqm.

To the front, the smaller and quieter of the two Theseus Village pool areas is about fifty yards away. There is space to sit around the pool and enjoy the mature communal gardens and take in the fabulous Cyprus sunshine.

This property on Theseus Village is about ten minutes walk from the main Aphrodite Village Square amenities. Here you will find a variety of bars, restaurants and shops, the PGA Golf Clubhouse and pro shop, the Tennis Academy, The driving range, The Spa, The Football Academy and the children's play area and creche.











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