

# 4 Bedroom Detached House For Sale

**€1,495,000**

Aphrodite Hills, Kouklia, Paphos

## Key Facts

- 4 Beds
- 5 Baths
- 295 m<sup>2</sup> Covered Area
- 1,658 m<sup>2</sup> Land Size
- Title Deed: Available

**ID: 29952**



## Indoor Features

- Air Conditioning
- Basement
- Electrical Appliances
- Fireplace
- Fitted Kitchen
- Fly Screens
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Irrigation System
- Landscape Garden
- Private pool
- Solar System
- Uncovered Parking

## Description

This delightful property is a newly completed detached villa on the East Plateau at Aphrodite Hills. The villa has four bedrooms and five bath/shower rooms and with so many additional features would make an extremely popular rental property. The villa, which is on a tiered plot, over looks the central ravine of the Resort with sea and sunset views to the side. The property has a generous front garden and ample parking for several cars with sensor lighting.

This detached villa is situated in a cul de sac opposite a green area and entry is via a footpath or driveway from the quiet residential road. The footpath leads to a large, covered porch area and an attractive hardwood double front door. Inside the villa, there is a hall area with 2 steps leading down into the living area. The living area has windows and patio doors on 2 sides as well as a fireplace, air conditioning, Italian marble flooring and a suspended ceiling with concealed lighting. The separate kitchen is fully fitted with all appliances, quality granite worktops and a bar style seating area. There is a opening leading to the generous dining room with picture windows and a door to an attractive outside BBQ area and dining terrace. There is a guest cloakroom on this level.

All bedrooms have en suite facilities, fitted wardrobes and parquet wood floors. The master is a generous room with attractive wood ceiling and a walk in wardrobe, there are glorious views from the windows. The first floor terrace is accessed from the master and one of the guest bedrooms.

The lower ground floor has a laundry room, under stairs storage, a gymnasium, a sauna, and a shower room with wc.

Outside the garden is designed for low maintenance and features natural rock landscaping with retaining walls and indigenous planting. The 10 x 4m private swimming pool has an infinity edge and an attractive and spacious terrace. The covered pergola on this level is of ample size for several sun beds or a dining table and chairs. There is also a hot tub carefully positioned to make the most of the view to the sea.

This detached villa is a short drive to the Resort facilities where there is plenty to do for all the family. Aphrodite Hills offers a variety of activities including the spectacular Golf Course, a thriving tennis club, a horse riding stable, football academy, a stunning spa, children's play area, Resort hotel, as well as a variety of shops, bars and restaurants.

E-Brochure

4 Bedrooms

5 Bathrooms

Air Conditioning

Pool

Plot Size 1658 m<sup>2</sup>

Covered Area 295 m<sup>2</sup>

Basement

Built In Barbecue

Car Parking

Cul De Sac

Fire Place

Guest Cloakroom

Gym

Hot Water Solar System

Jacuzzi

Mountain Views

Pressurised Water System

Sea Views

Sauna

Stunning Sunset Views

Terrace

Title Deeds

Under Floor Heating

Utility Room































