

# 4 Bedroom Detached House For Sale

**€1,995,000**

Aphrodite Hills, Kouklia, Paphos

## Key Facts

- 4 Beds
- 3 Baths
- 212 m<sup>2</sup> Covered Area
- 1,580 m<sup>2</sup> Land Size
- Year Built: 2020
- Title Deed: Available

**ID: 35083**



## Indoor Features

- Air Conditioning
- Electrical Appliances
- Fitted Kitchen
- Fly Screens
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Security System
- Under Floor Heating
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Heated Swimming Pool
- Irrigation System
- Landscape Garden
- Photovoltaic System
- Private pool
- Rear Garden
- Uncovered Parking

## Description

We are delighted to bring to the market for the first time a recently totally rebuilt and renovated 4 bedroom frontline golf villa.

The works were completed in 2020, when the villa was stripped down to its bare structure and enlarged and reconstructed with replacement pipework, sanitary installations and electric wiring. Underfloor heating was installed throughout the villa together with a photovoltaic panel installation producing 12000kwh per annum. Maintenance free aluminium doors and windows with fly screens were fitted throughout the villa and the building was completely insulated in order to meet the latest EU energy and environmental ecological standards.

The air conditioning units are all of the latest inverter type as is the Fairchild heat exchanger for heating the swimming pool. The swimming pool has a solid electric cover and uses the latest ioniser technology to soften the water and reduce chlorine consumption. The domestic water is also softened.

The original Thalia designed bungalow was enlarged to form an internal size of 212 sqm on a plot of 1580 sqm with 45 sqm of covered terrace together with a removable pergola for extra shading. All planning approvals were completed and approved by the relevant authorities.

This is a rare opportunity to purchase a beautiful home on the prestigious Aphrodite Hills PGA Golf Resort which we are sure will generate great interest. Please do not delay in making an appointment to view this very special and exclusive property.







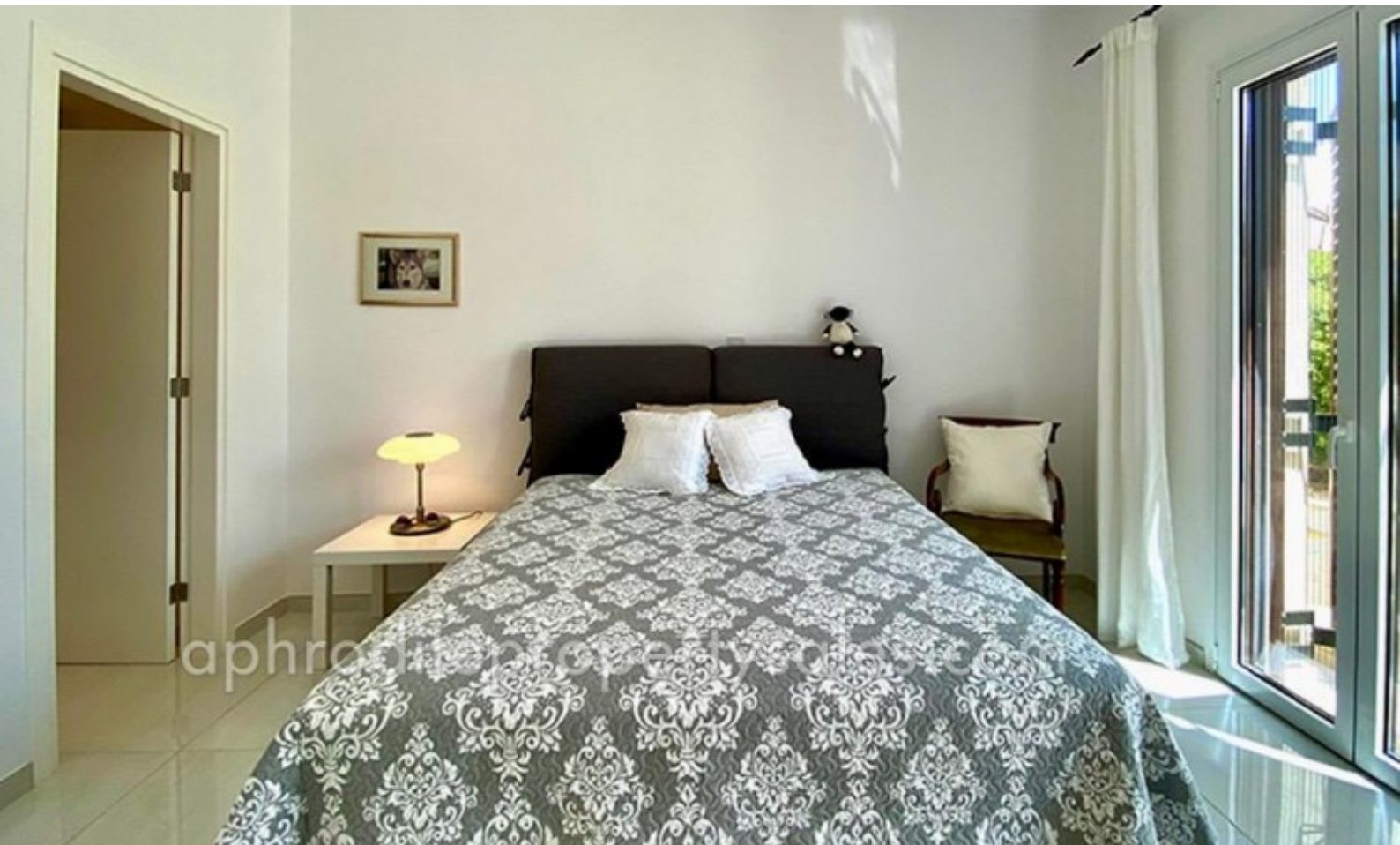






























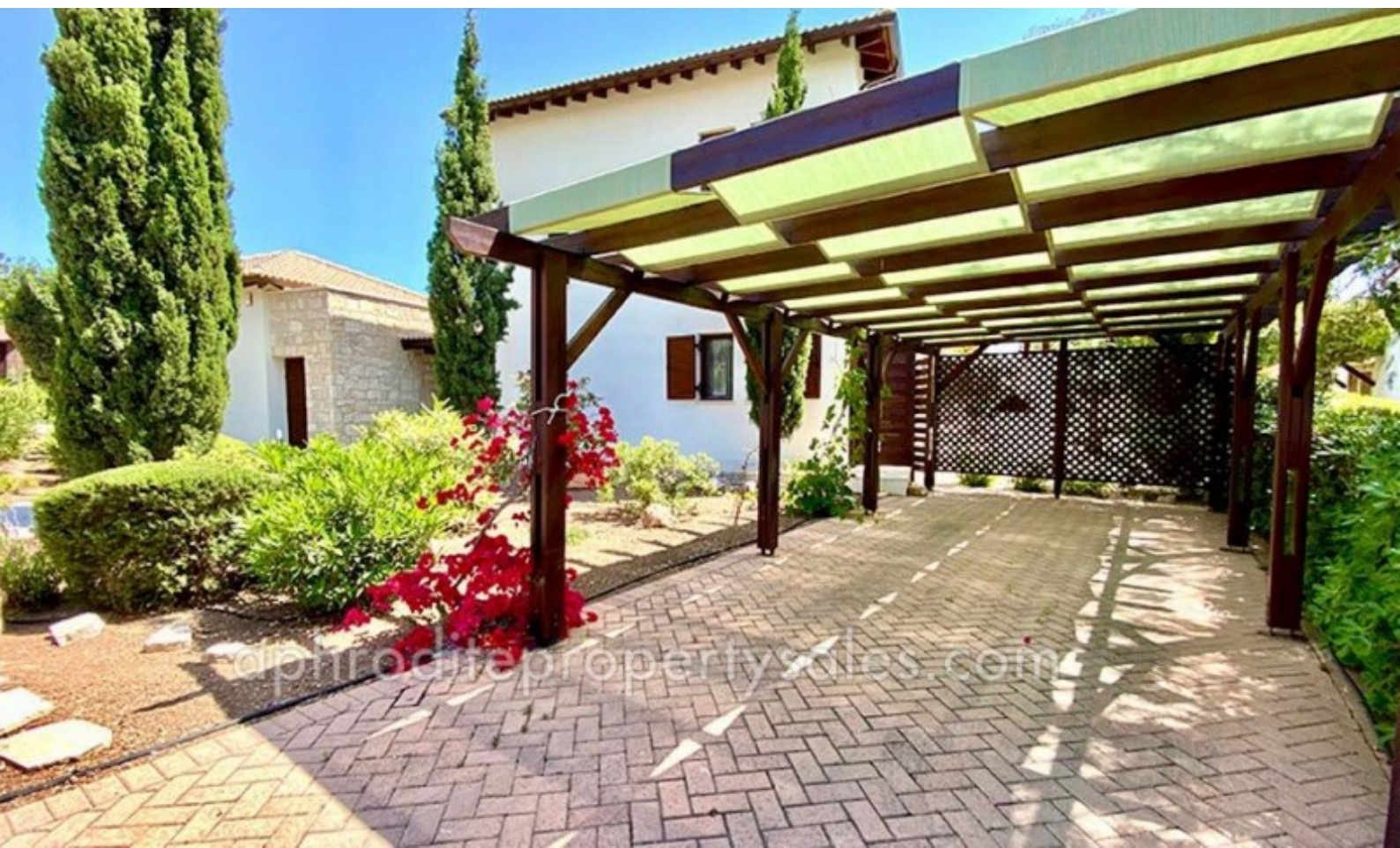






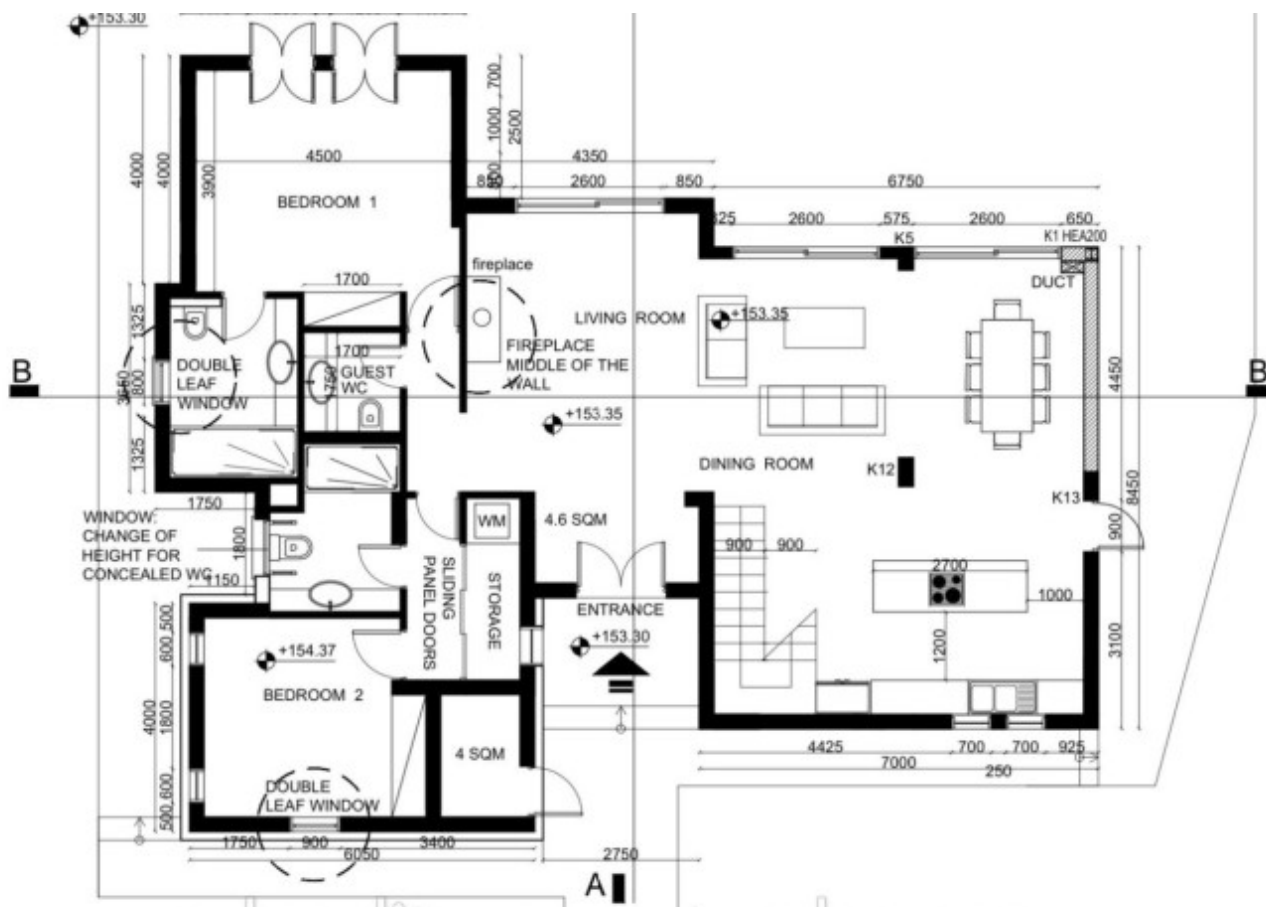




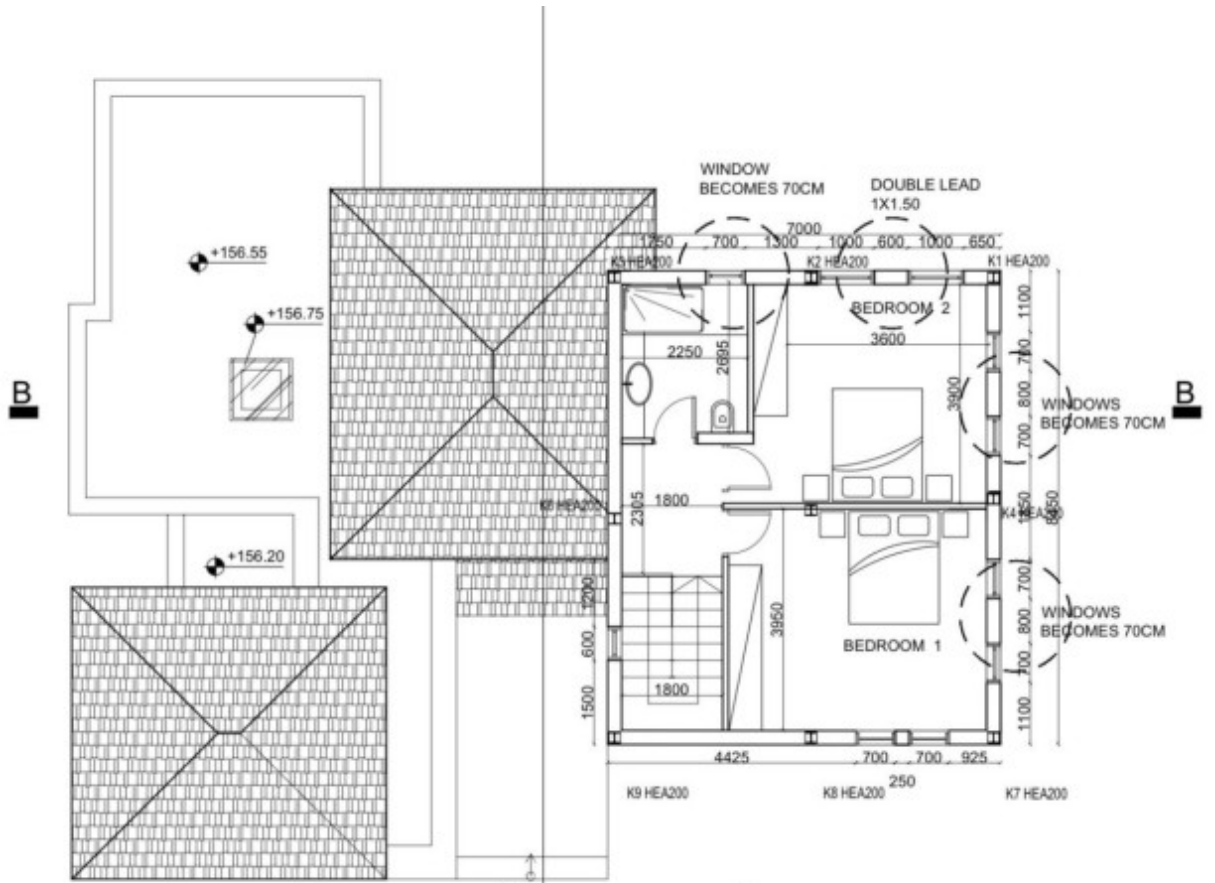








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