

3 Bedroom Semi Detached House For Sale

€1,300,000

Aphrodite Hills, Koukليا, Paphos

Key Facts

- 3 Beds
- 3 Baths
- 185 m² Covered Area
- 455 m² Land Size
- Year Built: 2021
- Title Deed: Available

ID: 35111



Indoor Features

- Air Conditioning
- Electrical Appliances
- Fitted Kitchen
- Guest Toilet
- Jacuzzi
- Master Bed
- Pressurised Water System
- Under Floor Heating
- Water Heater
- EPC Energy Class: Pending

Outdoor Features

- Heated Swimming Pool
- Landscape Garden
- Outdoor Shower
- Photovoltaic System
- Private pool
- Solar System
- Uncovered Parking

Description

Villa 1 is a beautiful 3 bedroom villa in Alexander Heights, on a south-facing site offering fabulous sea views and just a short stroll from the Village Square shops and restaurants and the sports and leisure amenities of the resort. The villa resides in a plot area of 455 sq.meters with an internal area of 185 sq.meters. It is beautifully furnished and fully equipped.

The interior of the villa is stylish and contemporary and offers light and airy open plan living areas. Attention to detail is evident everywhere with the highest quality Italian-style kitchen units, lavish marble bathrooms and marble or parquet flooring throughout. The impressive entrance opens into the spacious open plan living/dining area which features sets of French doors opening out onto the pool terrace.

The lounge is beautifully finished with a plush sofa and armchair, large flat-screen TV and delightfully quirky accessories such as the designer coffee table and contrasting wall art. The adjacent dining area with modern dining table and chairs is separated from the kitchen by a handy sideboard. The kitchen is fitted with stylish high-gloss units including electric oven and hob, integrated dishwasher, washing machine and microwave. The ground floor also has a conveniently located cloakroom.

Upstairs, the spacious bedrooms are beautifully fitted with parquet floor and features attractive curtains and soft furnishings. Furnished with a king size/double beds, TV, dressers and matching side tables it offers a private balcony for each offering extensive sea views. The en-suite bathroom is fitted with twin wash basins in a marble vanity unit, and bath/shower combination.

Please note that this villa is currently a 2 bedroom villa with full planning consent already granted for the 3rd bedroom suite extension. This construction will be carried after contract in approximately 2/3 months by the same construction company that built the villa originally. Full plans are available when viewing the property.

PROPERTY FEATURES:

- 3 Bathrooms + 1 guest toilet
- Uncovered parking
- Mature landscaped garden with BBQ area
- VRV- air conditioning, split-systems. The machines are located on the roof.
- Underfloor heating for each floor, Air Heat pump, control from Siemens
- 3-phase Photovoltaic hybrid system, 10 kW
- Alarm System, SMART home, Fiber optic connection 100Mb, IP-TV connection
- Heated swimming pool, electrical safety cover, Jacuzzi/Hot Tubs



















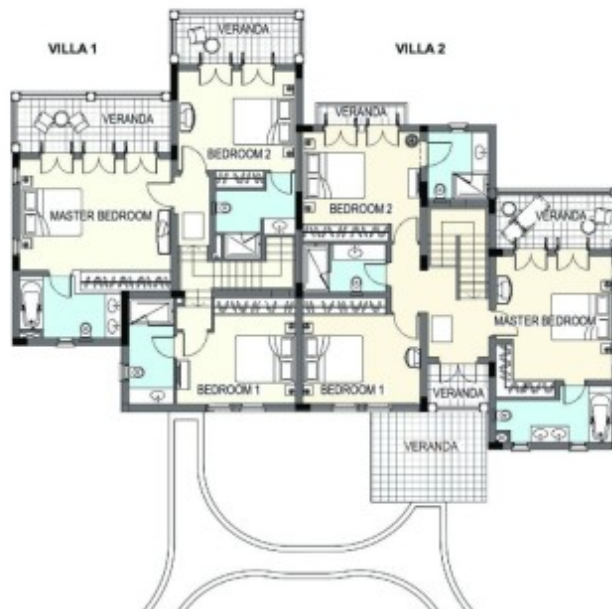


GROUND FLOOR



	VILLA 1	VILLA 2	VILLA 3
Plot area, m ²	455.00	455.00	455.00
Bedrooms/Bathrooms	3/3	3/3	3/3
Internal Covered Area, m ²	165.00	175.00	165.00
Covered Verandas, total, m ²	20.00	30.00	20.00
Uncovered Veranda, m ²	20.00	12.00	20.00
Swimming Pool, (4 x 8 m) m ²	32.00	32.00	32.00
Total Covered Area, m ²	185.00	205.00	185.00

FIRST FLOOR



	VILLA 1	VILLA 2	VILLA 3
Plot area, m ²	455.00	455.00	455.00
Bedrooms/Bathrooms	3/3	3/3	3/3
Internal Covered Area, m ²	165.00	175.00	165.00
Covered Verandas, total, m ²	20.00	30.00	20.00
Uncovered Veranda, m ²	20.00	12.00	20.00
Swimming Pool, (4 x 8 m) m ²	32.00	32.00	32.00
Total Covered Area, m ²	185.00	205.00	185.00

PLOTS

