

3 Bedroom Semi Detached House For Sale

€750,000

Aphrodite Hills, Koukليا, Paphos

Key Facts

- 3 Beds
- 3 Baths
- 160 m² Covered Area
- 554 m² Land Size
- Year Built: 2011
- Title Deed: Available

ID: 35495



Indoor Features

- Air Conditioning
- Fitted Kitchen
- Mezzanine
- Pressurised Water System
- Utility Room
- Water Heater
- EPC Energy Class: Pending

Outdoor Features

- Heated Swimming Pool
- Irrigation System
- Landscape Garden
- Outdoor Shower
- Private pool
- Rear Garden
- Roof Garden

Description

We are delighted to offer two of only 6 Junior Villas with private heated pools built on the gated Apollo Heights village on the Western Plateau of the Aphrodite Hills PGA Golf Resort. Completed in 2011, these large high quality villas offer three good sized bedroom suites and VRV integrated air conditioning throughout, all presented in immaculate condition.

With a private garden and large first floor roof terrace facing West, they have stunning sea and sunset views. The accommodation is arranged so that from the entrance you enter a large open plan kitchen/dining room with a central feature staircase opening onto the living space. This gives access to the covered terrace overlooking the beautiful heated pool and garden. Also on this floor are two large ground floor bedrooms with ensuite bathrooms.

The central feature staircase gives access to a wonderful mezzanine space that could be an office, with access to both the front and rear roof terraces. The rear terrace is huge and gives wonderful panoramic sea and sunset views looking West.

On this first floor is also the Master bedroom suite with French doors to the roof terrace and a Juliet balcony together with a luxurious bathroom to enjoy.

From an investment point of view, the villas are successfully managed and rented on an annual contract with a net income to the owner of €29,750 for each villa for the year ending 31/12/24 with no additional expenses. This is likely to rise by 10% in 2025 plus of course any capital appreciation.

An added incentive is that as the current owner of each property is a company with this sole asset, there are no transfer fees to pay if the company is purchased, meaning a substantial saving of approximately €25,000. So whether this is an investment purchase or a home for you, we recommend arranging a viewing of this beautiful

property soon.

The asking price is €750,000 with the furniture available by separate negotiation.



































