

# 3 Bedroom Semi Detached House For Sale

**€749,000 Negotiable**

Aphrodite Hills, Kouklia, Paphos

## Key Facts

- 3 Beds
- 3 Baths
- 150 m<sup>2</sup> Covered Area
- 500 m<sup>2</sup> Land Size
- Title Deed: Available

**ID: 36297**



## Indoor Features

- Air Conditioning
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Under Floor Heating
- Unfurnished
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Private pool
- Rear Garden

## Description

A stunning total renovation of a three bedroom, three bathroom semi detached villa in the heart of the Aphrodite Hills PGA Golf Resort. The property enjoys stunning panoramic views to the Eastern Plateau and a large private garden. It will be finished with a 6m x 3.5m surface pool.

The property has new floors throughout with underfloor heating, all new doors and windows and a new kitchen with Siemens fitted appliances. Each bedroom has its own ensuite shower room/wet room. The master bedroom has a unique en suite 5 piece bathroom with free standing bath, shower, bidet, wc and vanity units looking out from the bath over wonderful ravine views through its own French doors.

Located at the end of a quiet cul de sac, you enter the villa at first floor level where the panoramic views immediately hit you. The large open plan living room has multiple French doors leading onto the terrace. It opens onto a spacious open plan kitchen with white granite work surfaces and Siemens appliances. Throughout the villa the windows and French doors have all been replaced as has the air conditioning units which are all the latest inverter design. There is also underfloor electric heating beneath the large white granite floor tiles throughout.

On this floor there is a guest cloakroom together with a double bedroom with ensuite shower wet room facing the ravine. On the large terrace there are lovely views across the ravine to the Eastern Plateau and down to the sea.

A marble staircase takes you down to the lower hallway where there is access to the two further bedroom suites.

To one side there is the master bedroom with wardrobes and access to its own unique master suite with a freestanding bath looking out over the ravine to the sea! On the other side of the hallway is the second bedroom suite which also has French doors opening onto the garden area.

The garden is a good size and lends itself to many possibilities. There is also a raised garden area and a large raised walled patio area. The swimming pool will be sited on the raised concrete platform with wooden panels.

This outstanding Junior Villa is a definite 'must see' so please do contact us to be one of the first clients to view it.































