

# 5 Bedroom Detached House For Sale

**€2,300,000 Negotiable**

Aphrodite Hills, Koukليا, Paphos

## Key Facts

- 5 Beds
- 5 Baths
- 307 m<sup>2</sup> Covered Area
- 2,767 m<sup>2</sup> Land Size
- Title Deed: Available

**ID: 37131**



## Indoor Features

- Air Conditioning
- Basement
- Central Heating
- Fireplace
- Fitted Kitchen
- Guest Toilet
- Pressurised Water System
- Under Floor Heating
- EPC Energy Class: Pending

## Outdoor Features

- Irrigation System
- Landscape Garden
- Private pool
- Rear Garden
- Solar System

## Description

Set in a very large and private double plot, this stunning 5 bedroom villa feels like a country mansion, beautifully renovated to the highest standards with expansive lawned grounds. It has to be one of the most beautiful villas on the Aphrodite Hills PGA Golf Resort. Situated at the end of a small cul de sac and overlooking the 6th hole, the villa is a haven of peace. Approached via a large paved driveway area there is ample room for car parking at the front of the villa.

The living area has been fully upgraded and extended incorporating marble throughout, recessed ceilings, full length Bi-fold doors that open the room up completely to the garden and pool bringing the wonderful outside space in. The vaulted ceiling with uplights and glass shelving units cap off the prestigious feeling of the interior space.

There is a brand new, custom made, Italian kitchen finished in creme with full length glass splashbacks and large granite worktops to complete the modern and contemporary look to the living space.

The 5 bedrooms are all en-suite and the upstairs bedrooms share a balcony that runs the whole length of the villa, with comfortable seating and beautiful views of the golf course and sea beyond. The large private and landscaped rear garden features a large 11m x 7m overflow pool with automatic child safe cover. The gardens are all level making a wonderful paradise for children with a huge lawned area, shady terraces for al fresco dining, and a BBQ area - all with lovely, peaceful views over the golf course. The villa is fully air conditioned and the property has underfloor central heating, providing year-round comfort.

Aphrodite Hills PGA Golf Resort is a luxury retreat and the first 5 star fully integrated resort of its type in Cyprus. Everywhere there are breath taking views of the Mediterranean Sea just a short drive from the famous Aphrodite's Rock. This award winning resort is spread over 234 hectares, and offers visitors world class sporting facilities including a tennis and football academy, a 6 hole golf academy course, stunning health spa, excellent dining venues in a dedicated village, superb entertainment and so much more. It offers a peaceful and luxurious lifestyle in a perfect climate second to none. Come and join us!











































