

# 7 Bedroom Detached House For Sale

**€8,900,000 Negotiable**

Aphrodite Hills, Kouklia, Paphos

## Key Facts

- 7 Beds
- 7 Baths
- 700 m<sup>2</sup> Covered Area
- 3,990 m<sup>2</sup> Land Size
- Year Built: 2025
- Title Deed: Available

**ID: 37159**



## Indoor Features

- Air Conditioning
- Basement
- Central Heating
- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Pressurised Water System
- Security System
- Under Floor Heating
- Underground Parking
- Video entrance system
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Double Garage
- Electric Shutters
- Irrigation System
- Landscape Garden
- Private pool
- Rear Garden

## Description

This property will undoubtedly be one of the most beautiful homes on the Resort. A quite extraordinary opportunity to acquire a brand new Grand Villa located in a prominent location on the Eastern Plateau, offering great views to the blue Mediterranean Sea.

Upon entering this Villa, one will immediately notice through the huge glass doors, the pool stretching out in front of you, the high ceilings, open plan living, dining and separate kitchen areas. The Villa will be harmonious in colour and enjoy tremendous light through its many glass doors and windows. The kitchen will be Italian and fitted with modern appliances, granite worktops and luxurious fixtures and fittings.

The villa will be tastefully furnished throughout with the brand of Roberto Cavalli and this will be reflected throughout the different levels of the villa. The bedrooms will offer solid wooden floors with quality high end tiled floors throughout the kitchen, dining and living room areas.

All the bedrooms incorporate huge areas with fitted wardrobes, dressing rooms and en-suite bathrooms. The villa also includes a grand sized gym with a sauna as well as an internal lift. There is also a large detached garage.

There will be a very large swimming pool, a diving area with an infinity edge and just about every conceivable extra, all set in huge landscaped gardens.

This villa is truly exceptional, offering amazing features and there is no VAT on the selling price as the property is owned by a Company whose only asset is this villa.

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!

Additional Features: Roberto Cavalli Furniture, Security Alarm System, Private Parking, Car Lift, Gym, Sauna, Large BBQ Area, Lift, Large Swimming Pool.

Custom made Italian wardrobes and internal doors 3.2 m height. Underfloor heating in all floors

VRV LG AC units in bedrooms, bathrooms and living room/dining areas, Long modern plasma type fireplace dressed with onyx with light. Electric aluminium patio doors with 8 mm + 8 mm low E glass (energy saving). Thermal brick perimetrically on external walls. Villa walls and roof dressed with 8 cm polystyrene for thermal protection. Italian tiling or equal in bathrooms with mosaic combination and Grohe mixers and accessories in bathrooms as well.

































