

# 3 Bedroom Semi Detached House For Sale

**€545,000 Negotiable**

Aphrodite Hills, Koukليا, Paphos

## Key Facts

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

**ID: 37245**



## Indoor Features

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

## Outdoor Features

- Barbecue area
- Heated Swimming Pool
- Landscape Garden
- Outdoor Shower
- Private pool
- Roof Garden
- Solar System

## Description

This property is one of the highest, if not the highest, yielding properties on the Resort in terms of ROI. Please ask for further details.

Villa Madelini is a beautiful, three bedroom villa located just a two minute walk away from the Village Square, Golf Clubhouse and Resort facilities. This beautiful villa is all set on one level, bungalow style with a superb very large roof terrace on the first floor with fabulous views over the Resort to the sea, which is ideal for dining and relaxing.

The villa benefits from wonderful outdoor space – the first patio on ground floor level is perfect for dining, sitting or just sunbathing. The private 8x4 metre pool is on a lower patio level, which is gated for child safety, has roman steps and is heated.

The villa is also south facing so benefits from the sunshine all day!

Inside, the property features a large open plan living and dining area with twin patio doors leading to the spacious outdoor eating area with built-in BBQ. The modern kitchen is very well equipped and is in the heart of the living and dining area making it a real social hub.

To the right of the living room there is a double master bedroom (with en-suite bathroom which has a bath and overhead shower). The master bedroom has doors leading out to the patio and pool area.

There are two further bedrooms (which share a bathroom with shower unit), one of which has doors opening out to the garden.

Villa Madelini is fully air conditioned throughout, plus units can heat for all year round comfort.

The beautiful island of Cyprus is steeped in myth, legend and tradition. The award-winning 5-star Aphrodite Hills Resort lies in an elevated position amidst a protected area and overlooking the stunning blue waters of the Mediterranean Sea. The luxurious Golf Course and Resort straddles two plateaux divided by a dramatic ravine and commands breathtaking sea views of the legendary birthplace of Aphrodite, the Greek goddess of love. Aphrodite Hills Resort is the first of its kind in Cyprus, and is unique in that it is a fully integrated Resort to suit everybody. It offers a host and varied range of top class facilities to suit each and every visitor. It has it all - luxurious accommodation, world-class sports facilities, the finest spa imaginable, great restaurants, relaxation, entertainment on top of top quality business amenities.

































