

4 Bedroom Detached House For Sale

€3,250,000 Negotiable

Aphrodite Hills, Kouklia, Paphos

Key Facts

- 4 Beds
- 3 Baths
- 160 m² Covered Area
- 1,680 m² Land Size
- Year Built: 2005
- Title Deed: Available

ID: 37246



Indoor Features

- Air Conditioning
- Basement
- Covered Parking
- Electrical Appliances
- Fireplace
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Pressurised Water System
- Utility Room
- Water Heater
- EPC Energy Class: Pending

Outdoor Features

- Barbecue area
- Irrigation System
- Landscape Garden
- Private pool
- Rear Garden
- Roof Garden

Description

LOCATION, LOCATION, LOCATION!

We are delighted to bring to the market for the first time since it was built, a 4 bedroom villa situated on arguably the best plot in Aphrodite Hills.

Looking down the ravine over the 7th and 8th holes towards the Mediterranean Sea, it has unobstructed panoramic views to take your breath away. Being set back it is not as exposed to the elements or to motorway road noise and presents a wonderful and rare opportunity.

Positioned at the end of a quiet cul de sac it enjoys a large driveway with ample space for multiple cars and covered parking for two. You enter the villa through a beautiful stone walled courtyard providing a calm refuge from the sun. The main living area is open plan with a well fitted kitchen with quality integrated appliances and granite work surfaces and a working open stone fireplace. Its focal point is the view with two sets of doors opening onto a large covered entertainment terrace and outside seating area.

Wide steps take you down to the huge pool terrace. The infinity pool is 10m x 5m with Roman steps and provides a wonderful sun bathing terrace. This terrace leads down steps to a barbecue area with seating and further private areas for quiet contemplation among the mature trees and shrubs.

Leading from the main living room is a double height hallway with guest bathroom and open plan staircases to the upper and lower floors. From this attractive hallway there is access is to two double bedrooms with French doors looking out to sea. Both bedrooms

share a large bathroom and have built in wardrobes, ceiling fans and air conditioning units.

Downstairs from the ground floor there is a large hall area with access to an another double bedroom with natural light, a large storage room or occasional bedroom and another well fitted bathroom with shower.

The staircase from the entrance hall takes you to the first floor with the master bedroom on one side and a nursery/utility room on the other. This whole area is flooded with light from the five sets of French doors which give access to an enormous first floor terrace with 180 degree views of the resort, the ravine and the golf course to the sea beyond.

The master bedroom has its own ensuite shower room and provides two sets of French doors to the terrace and a wonderful view to wake up to. One complete wall is given to built in wardrobes. Across the landing is access to the first floor terrace and a utility room/nursery with appliances that could have a variety of uses.

Aphrodite Hills PGA Golf Resort is a luxury retreat and the first 5 start 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!

As the vendors exclusive agent, we cannot recommend viewing this property highly enough to appreciate its location and challenge any potential purchaser not to say "Wow!".

























