

4 Bedroom Detached House For Sale

€1,850,000 Negotiable

Aphrodite Hills, Kouklia, Paphos

Key Facts

- 4 Beds
- 4 Baths
- 180 m² Covered Area
- 1,487 m² Land Size
- Year Built: 2005
- Title Deed: Available

ID: 37940



aphroditepropertysales.com

Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Central Heating
- Covered Parking
- Electrical Appliances
- Fitted Kitchen
- Guest Toilet
- Pressurised Water System
- EPC Energy Class: Pending

Outdoor Features

- Barbecue area
- Irrigation System
- Landscape Garden
- Outdoor Shower
- Private pool
- Rear Garden

Description

We are delighted to bring to the market for the first time this immaculate 4 bedroom front line golf villa with stunning views in every direction. Villas on the Western Plateau are much sort after because of their easy access to the amenities of the Aphrodite Hills Golf Resort which are all within a 10-15 minute walk.

Built by Lanitis to the owner's specification and requirements in 2005, the villa has been constantly upgraded and maintained to the highest standards. Standing in a plot of just under 1500 square metres it enjoys privacy and views to the rear over the golf course and glorious sea and sunset views from its elevated plot. The villa is set well back from a quiet road with ample space for parking four cars, with two spaces in the car port.

Double entrance doors open on to the large open plan living/dining room with vaulted wooden ceilings where you are immediately struck by the open garden views to the course. Bathed in natural light, the living area has two sets of bi-fold doors opening onto a large covered conservatory area with sliding glass doors to the garden and multiple electric blinds for shade. There is ample space for formal dining with a large picture window giving open views to the sea. It opens on to the kitchen which enjoys a central island area with hob with ceiling extractor fan and even a built in wine cooler with dual temperature functions. Finished with granite worktops and high quality integrated appliances, the kitchen also has a large picture window facing the driveway with the 16th hole beyond. The whole main living and dining room area has been fitted with integrated VRV air conditioning .

To one side of the living room lies the master bedroom suite with a walk-in mirrored dressing room and a full bathroom suite with heated towel rails. This bedroom has vaulted wooden ceilings and double patio doors with shutters opening on to the pool terrace. Across the hall are stairs to up to the second double bedroom which is double aspect and has an ensuite shower room and heated towel rail. The marble staircase gives access down to the third double bedroom with natural light and its own ensuite shower room with heated towel rail. This staircase then descends to another guest cloakroom and the fourth double bedroom. This bedroom has a glazed door to a utility area which in turn leads up stairs to the garden. This room would therefore be ideal for a nanny/housekeeper with its independent entrance.

Externally the covered terrace area leads onto a raised terrace with large decking area around a mature Carob tree. A few steps drop down onto the main pool terrace where there is a 10m x5m infinity swimming pool. To the side of the pool is further seating under an independent pergola as well as a garden shed with power and the pool house. The whole garden enjoys a variety of fruit trees and leads down to the golf fairway from a path with artificial grass landscaping.

The villa has been meticulously maintained throughout its life and benefits from Air Source Heat Pump central heating, additional water storage, UK standard electrics, a CCTV alarm system and many other features. Its unique combination of great views, great location and superb condition make this an extremely desirable home to own.

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 PGA 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, not just golfers! It offers a varied range of top class facilities to suit each and every visitor- Village restaurants and shops, Tennis & Football Academy, Golf Academy It offers it all - luxurious accommodation, world-class sports facilities and the finest spa imaginable ensuring that relaxation and entertainment are on your doorstep.

Viewings are strictly by appointment with the vendors' exclusive agents via Tim Wilson on 99 147 069.













aphroditepropertysales.com



aphroditepropertysales.com







aphroditepropertysales.com



aphroditepropertysales.com





aphroditepropertysales.com



aphroditepropertysales.com





aphroditepropertysales.com



aphroditepropertysales.com



aphroditepropertysales.com



aphroditepropertysales.com







