

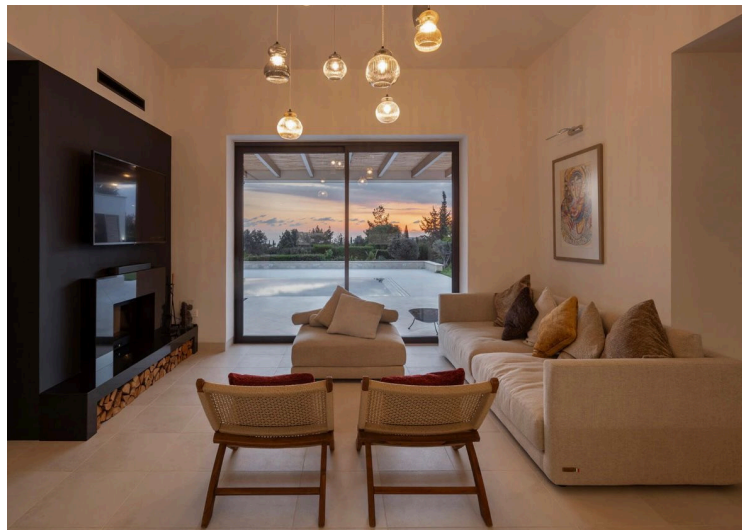
#11628

# 4 Bedroom Villa For Sale Paphos

 Kouklia, PAPHOS

€2,750,000





# Overview

## Specifications

Bedrooms

 4


Bathrooms

 4

Covered

 240 m<sup>2</sup>

Type	<b>Detached Villa</b>
Plot	<b>1427 m<sup>2</sup></b>
Uncovered veranda	<b>200 m<sup>2</sup></b>

Status	<b>Resale</b>
Year of construction	<b>2025</b>
Energy efficiency rating	 <b>A+</b>

## Description

This 240 sqm Luxury Villa combines the best of Mediterranean life-style with contemporary design and high-end features, including ambient lighting, concealed air-condition, floor heating, as well as state-of-the-art kitchen and bathroom appliances.

Consisting of total 4 bedrooms, 4 bathrooms and a lounge & dining area with fireplace, island kitchen/bar, all on one floor, the property also has a large basement with plenty of room for storage, a wine cellar, TV-lounge or private gym. The spacious master bedroom with its ensuite bathroom and a walk-in wardrobe has large sliding doors leading towards pool and garden.

Situated on a gently sloping 1427sqm plot this unique property features a large front-yard with a private drive-way, automatic gates and 2 parking places. The south-facing section of the villa has large floor-to-ceiling windows and sliding doors that lead to the 10x5m private pool, a shaded lounge area and a 200sqm terrace with views of the Mediterranean Sea sparkling in the distance.

Located in a quiet cul-de-sac on the exclusive Eastern plateau of the Aphrodite Hills Resort, the entire property is surrounded by lush mature gardens with beautiful olive trees, cypresses, pine trees, a fruit garden and tall bay-leaf hedges to ensure complete privacy."

Reg No: 864 License No. 272/E

# Additional information

## Facilities

Aircondition, Central system

Gated complex

Heating, Central

Parking, Covered

Pool, Private

## Features

En suite bathroom

Entrance gate

Fitted wardrobes

Floor-to-ceiling windows

Garden, large

Golf course

Guest WC

Guest cloakroom

## Distances

Amenities

 1 km

Airport

 17 km

Sea

 1 km

Public transport

 1 km

Schools

 4 km

Resort

 1 km