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**I.D.: AH232V | € 1,990,000 | Bedrooms: 4 | Bathrooms: 3 | Property: 200 m<sup>2</sup> | Plot: 1427 m<sup>2</sup>**



Aphrodite Homes is very pleased to present to you an outstanding luxury villa on the exclusive 5-Star Aphrodite Hills Golf and Leisure Resort in Cyprus.

This rare 3/4 Bed luxury villa is positioned on the western plateau of the resort, on a plot of over 1400 m<sup>2</sup> and is only just a few minutes' walk to the wonderful amenities this world class resort has to offer. Entering this magnificent villa, you are greeted with a very spacious, double height lounge/diner with full glass, solid wood doors letting in ample light. To the left there is a modern kitchen with granite worktops and all the latest brand appliances. The ground floor also has the added benefit of a spacious bedroom with luxury fitted wardrobes and en-suite. The first floor is solely occupied by the master bedroom with again luxury fitted wardrobes and luxury en-suite with a private veranda with outstanding views across the resort and out to sea. The first floor also has a gallery with views over the living quarters and another very spacious, private veranda with stunning views. The lower ground floor has the third bedroom with en-suite and another large room or 4<sup>th</sup> bedroom.

Outside is where the real beauty is with absolutely stunning lush mature gardens surrounding the magnificent heated swimming pool. Because the villa is built on a stunning corner plot, you have over 180 degree views and total privacy. With a sweeping drive for several cars, this villa comes highly recommended to view. The villa will be sold fully furnished by the current owner.

### **Aphrodite Hills Golf**

Air Conditioning	Basement	BBQ	Car Pergola
Central Heating	Current Rental Income	Dining Room	Double glazed solid wood windows
Entertainment areas	Excellent family home	Excellent holiday home	Excellent investment
Fireplace	Fully Furnished	Granite worktops	Heated private pool
Hot water solar system	Landscaped garden	Mountain view	Pressurised water system
Private garden	Sea view	TITLE DEEDS AVAILABLE	Utility room
Walking Distance to Amenities			

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