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**I.D.: AH245V | € 1,250,000 | Bedrooms: 4 | Bathrooms: 3 | Property: 200 m<sup>2</sup> | Plot: 1711 m<sup>2</sup>**



**SOLD**

Aphrodite Homes is very pleased to present to you an outstanding home in the world-famous Aphrodite Hills Golf and Leisure Resort.

This spectacular 4-Bed luxury detached villa is located on the western plateau of the resort which is a very rare opportunity. Entering the villa, you are greeted with a very spacious lounge area with full floor to ceiling glass doors looking out to the beautiful gardens and golf course. To the left of the property, you will find a spacious open planned kitchen diner with granite worktops, all the latest brand appliances and fully fitted throughout. To the right, you will find a very useful ground floor double bedroom with luxury fitted wardrobes and a stunning luxury en-suite bathroom. The ground floor also incorporates a guest cloakroom. Going up to the first floor you will find a spacious double master suite with luxury fitted wardrobes and another luxury en-suite fully fitted bathroom. There are a further two double bedrooms with a family luxury bathroom on the first floor. The balcony upstairs offers spectacular views across the world class golf course and 17th fairway.

Stepping outside, you are greeted with a stunning outside lounge area and dining area and just a few steps down into the magnificent mature gardens surrounding the pool area with lots of entertainment areas. The plot is over 1700 m<sup>2</sup> which is also flat so it really is something special. The current owner has recently refurbished the property and it is sold to a very high standard with most furniture and fixtures and fittings. The properties position, being on the western plateau of the resort, offers fantastic benefits and is walking distance to the fabulous amenities the resort has to offer. Viewing is highly recommended and by appointment only.

### **Aphrodite Hills Golf and Leisure Resort.**

Air Conditioning	BBQ	Car Pergola	Dining Room
Double glazed solid wood windows	Entertainment areas	Excellent family home	Excellent holiday home
Excellent investment	Golf View	Granite worktops	Hot water solar system
Landscaped garden	Pressurised water system	Private garden	Private pool
TITLE DEEDS AVAILABLE	Utility room	Walking Distance to Amenities	

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