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**I.D.: AH267V | € 1,995,000 | Bedrooms: 3 | Bathrooms: 3 | Property: 180 m<sup>2</sup> | Plot: 3188 m<sup>2</sup>**



Aphrodite Homes proudly presents to you a spectacular luxury detached villa in the world class Aphrodite Hills 5-Star Resort.

This stunning villa sits proudly on a corner plot of over 3,100 m<sup>2</sup> of flat land, which gives the owner full utilisation to use all the land. Entering the villa, you are greeted with a spacious open planned living area with full glass solid wooden doors letting in ample light. There is a modern kitchen with granite worktops and all the latest brand appliances with an opened planned large dining area. The ground floor also incorporates the very spacious master bedroom with separate dressing area and private luxury en-suite bathroom with fitted wardrobes. A few steps up you will find the guest bedroom with again a luxury en-suite and fully fitted wardrobes. Down a few steps from the ground floor you will find the 3<sup>rd</sup> Bedroom with en-suite and fitted wardrobes.

Stepping outside is quite breath-taking with plenty of entertainment areas to use include a spectacular BBQ area with dining facilities and a separate pergola at the end of the garden for those relaxing moments of the day. The owner was very clever when building the villa because the villa is built on one plot and the second plot is currently used as a garden giving the prospective buyer the opportunity to build a completely separate luxury villa on the grounds. The owner is selling the villa fully furnished with all luxury fixtures and fittings. The owner has also included in the property a private water well saving a lot of money per year plus extras like traditional Cypriot clay ovens etc. The property is very unique in its own right and has to be viewed to be fully appreciated. Appointments are strictly by appointment only.

## Villa

Air Conditioning	Basement	BBQ	Car Pergola
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	Hot water solar system	Landscaped garden
Pressurised water system	Private garden	Private pool	Satellite TV
TITLE DEEDS AVAILABLE	Utility room		

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