



**Tel: +357 99 007088**  
**george.elias@aphroditehomes.com**

I.D.: AH399V | € 1,250,000 | Bedrooms: 4 | Bathrooms: 4 | Property: 250 m<sup>2</sup> | Plot: 1668 m<sup>2</sup>



**RESERVED**

Aphrodite Homes is proud to present to you this stunning luxury villa, located on the eastern plateau of the award winning Aphrodite Hills Resort.

The Villa is perfectly located on one of the prime locations of the resort with some of the best seaviews around, with the focus on combining indoor and outdoor living. High glazed full hardwood doors throughout allow the tranquil Cypriot evenings to filter through the home with elegance. A graceful use of stonework and timber, along with traditional details, create a hideaway in harmony with the style of the architecture found on the island. With a spectacular plot of nearly 1700 m<sup>2</sup> it's a perfect elegant home that has been very well looked after by the current owners.

Intimate dinners or grander occasions are easy with a beautiful modern open living area, spilling onto a huge outdoor entertaining space that could host a large party. A large dining room presents full height glazed doors, opening to the beautifully designed terraces. This space is aptly served by a large light filled fully fitted kitchen, accommodating the needs of the most discerning purchasers.

The spacious master bedroom looks over the pool area and has the benefit of stunning seaviews and is served by a grand luxury en-suite bathroom and luxury fitted wardrobes. Another two very spacious bedrooms are also located on the ground floor with luxury bathrooms and again fully fitted wardrobes to each. The lower ground floor option provides a fantastic opportunity to convert into a self-contained annex with a large bedroom, en-suite bathroom and fully fitted wardrobes along with a large space for a living area and kitchen with own private entrance. The villa has many added features including under floor heating and a bore hole in the garden that supplies water to the swimming pool and garden irrigation. There is also the added benefit of huge lockable storage area under the patio area.

Outside, you have a stunning pool with plenty of space around to catch the rays and to the rear of the villa is the beautifully manicured mature gardens giving the new owner complete privacy when needed.

The villa also has the added benefit of a fabulous long driveway which fits several cars and offers beautiful panoramic views of the resort and out to sea.

The property is being sold fully furnished with all luxury fixtures and fittings and is priced very realistically by the owners to sell.

Aphrodite Homes highly recommends viewings and are strictly by appointment only.

### **Luxury Villa**

Air Conditioning

Basement

BBQ

Car Pergola

**wordpress-994733-3497358.cloudwaysapps.com**

**Sunseakers Real Estate Ltd., Licensed & Registered Real Estate Agent, AM No 660, AA No 351/E**



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Dining Room

Excellent holiday home

Granite worktops

Private garden

TITLE DEEDS AVAILABLE

Double glazed solid wood windows

Excellent investment

Hot water solar system

Private pool

Under floor heating

Entertainment areas

Fully Furnished

Landscaped garden

Sea view

Excellent family home

Golf View

Pressurised water system

Security/Alarm System