

# NEW DETACHED PRIVATE AND FULLY LANDSCAPED VILLAS AT APHRODITE HILLS GOLF RESORT

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907 000 €

<b>Property Code:</b>	1151	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Paphos	<b>Internal Area:</b>	130 m <sup>2</sup>
<b>Plot Area:</b>	1378 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Number of floors:</b>	2
<b>Heating:</b>	Underfloor heating	<b>Year of construction:</b>	2017
<b>Distance to the sea:</b>	2 km	<b>Distance to airport:</b>	25 km
<b>Status:</b>	New	<b>VAT:</b>	PLUS

## Property features:

Heating	Air Condition	Telephone Line	Alarm
Private Pool	Store Room	Laundry room	Solar panels for hot water
Double Glazing	Garage	Garden	Oven
Washing machine	Dish washer	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	

## Description:

Aphrodite Hills Resort the first fully integrated golf, leisure and real estate 5\* resort in Cyprus.

Located in the South West of Cyprus only 30 minutes from Limassol and 20 minutes from Paphos. Nestled within 234 hectares of beautiful, unspoiled countryside. Stylish and spacious units stand in carefully chosen locations that make the most of the spectacular views over the resort and the Mediterranean Sea. Consists of 435 villas, 127 junior villas and 338 apartments build with respect to the natural contours of the area.

Detached private and fully landscaped villas are on offer on the resort Eastern Plateau which consists exclusively with detached villas forming residential neighbourhoods.

**Three nearly completed villas with their own large gardens each with a large swimming pool designed for a comfortable living and the potential for use as holiday rentals.**

Each villa is built on its own plot of land varying from 1319 m<sup>2</sup> to 1378 m<sup>2</sup> and each has a separate title deed for the land to be synchronized with the villa as a freehold property.

Each Villa is finished differently, refer to plans for details. The price generally includes the following: Swimming Pool 10 x 5 overflow. Natural stone boundary wall to road. Paved drive-in entrance of concrete interlocking blocks. Paved areas around swimming pool and villa of terracotta tiles finish as per drawings. Supply and installation of air-conditioning units (heat & cold). Provisions only for central heating system (oil burner with radiators type). Water pressurized system and solar water heater. Marble throughout living, dining, kitchen and bathroom areas as per specifications. Solid wooden parquet to bedrooms as per specifications. Quality sanitary ware.

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27.04.2026

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Safety-glass shower cubicles to all showers. False ceilings with recessed lights to all bathrooms. 250mm thickness external walls. Hardwood, imported upgraded external doors, windows and shutters with double glazing throughout imported, high quality, kitchen cabinets. Imported wardrobes and internal doors. Stainless steel kitchen appliances supplied and installed. Provisions for security system, entrance videophone, satellite dish, electric gates and home cinema in the living room. Barbeque at swimming pool area Wooden pergolas as shown on the drawings. Roof Terrace is included. Landscaping is included in all villas.

**Total covered area from 206 m2 to 218 m2**

**THE PRICES ARE 883.500 EURO PLUS VAT / 886.500 EURO PLUSE VAT / 907.000 EURO PLUS VAT**



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