



## 4 BEDROOM VILLA FOR SALE IN APHRODITE HILLS

Price **€2,175,000**



REF: 3537890

### PROPERTY FEATURES

- Golf course
- Balcony
- Utility room
- Garden
- Pressurized water system
- Walk-in closet
- Mountain view
- Alarm system
- Double glazing
- Guest WC

Welcome to this prestigious and tranquil villa, situated in the sought-after resort of Aphrodite Hills, Kouklia. Recently refurbished to perfection, this exquisite property offers complete privacy and boasts breath taking views.

As you enter through the gated driveway and ascend the outside steps, you are immediately captivated by the sense of space and light in the hallway. The stunning open-plan lounge living area invites you to relax and unwind, while the beautiful dining areas provide an elegant space for entertaining. The fabulous fully fitted kitchen is a culinary haven, equipped with the latest brand appliances, granite worktops, and top-of-the-range fixtures and fittings. Additionally, there is a utility room and a guest W/C for added convenience.

The ground floor also features a generously sized bedroom with a luxury en-suite shower and full fitted wardrobes, offering a comfortable retreat for guests or family members.

Moving up to the first floor, you will discover the magnificent master suite. This

indulgent space is complete with fully fitted luxury wardrobes, a beautiful and exceptionally spacious luxury en-suite bathroom, and a wonderfully expansive terrace offering panoramic views. There are two more spacious bedrooms on this level, both featuring fully fitted luxury wardrobes and en-suite bathrooms, ensuring comfort and privacy for all.

Descending the stairs from the ground floor, a spectacular gym awaits. Fully fitted with an exercise area, it offers a dedicated space for maintaining an active lifestyle. In addition, there is a maid's room, a separate bathroom, and a sauna room, providing ultimate relaxation and convenience. The garage, accessed through electric doors, includes a separate service entrance from the outside staircase.

Stepping outside, you will be greeted by the magnificent surroundings of this residence. Shaded verandas provide ample space for outdoor lounging and dining, while a dedicated BBQ area invites you to indulge in al fresco cooking. The fully landscaped garden adds to the allure, complementing the recently upgraded swimming pool, creating a private oasis for enjoyment.

This exceptional villa is being sold fully furnished, showcasing luxury fixtures and fittings throughout. It also boasts several notable features, such as Photovoltaic Panels, a VRV System, Central Heating, an Alarm System with 24-hour security, and much more.

Don't miss the opportunity to experience this must-see property, which comes with Title Deeds, ensuring a smooth ownership transfer.

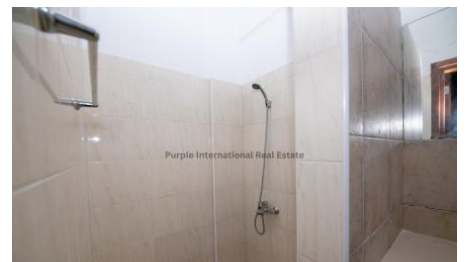
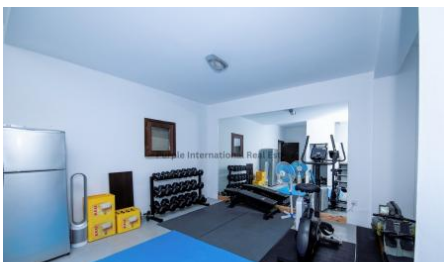
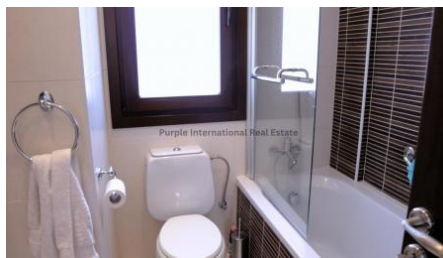
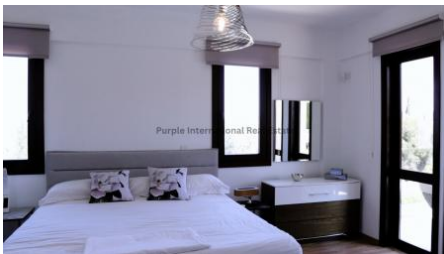
Aphrodite Hills is a coastal resort in the Paphos district, Cyprus. It is named after the goddess Aphrodite and the resort is only one mile away from Aphrodite's Rock. The resort is built on two elevated plateaus divided by a natural ravine. The resort has many features of a Mediterranean town. Greco-Roman architecture dominates, locally quarried stone is used in buildings and the town square has a market, restaurants, souvenir shops, a chapel, fragrant gardens, splashing fountains and an art gallery. The resort also has a spa, golf course, and leisure facilities. Aphrodite Hills has received two international listings in 2010. The Intercontinental Aphrodite Hills Resort Hotel and The Retreat spa were both listed in Conde Nast Travellers' Gold Lists for 2010. The Retreat Spa was named third best Hotel Spa in Europe, Asia Minor and the Russian Federation, at the Condé Nast Traveller Readers' Spa Awards and was also listed in the publication's 2010 Gold List for the Best Spas.

#### **Energy Rating:**

Consumption:

Emissions:

## PROPERTY PHOTOS







LOCATION



No Media available

**No Floorplans available**