

## Luxury 5 Bed Villa In Aphrodite Hills, Paphos



**€2995000**

**Ref #:** [MLS8480](#)

**Title Deeds:** [YES](#)

**Type:** [Villa](#)

**Bedrooms:** [5](#)

**Bathrooms:** [6](#)

**Parking:** [Private](#)

**Pool:** [Private](#)

**Covered Area:** [350 m<sup>2</sup>](#)

**Plot:** [2844 m<sup>2</sup>](#)



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## Description

**REDUCED PRICE FROM 3,495,000 NOW 2,995,000 EUROS!!!!**

**We are pleased to present to you probably one of the finest Ultra Luxury Villas built on Aphrodite Hills Resort.**

The Villa has had an extensive renovation which includes some of the finest materials you could use on a property.

The property stands on stunning grounds of over 2844 m<sup>2</sup> and is right on the 2<sup>nd</sup> Fairway of the championship golf course which is just a few minutes walk to the 5-Star amenities of this stunning resort. The villa was renovated by the current owner as his home so the extras are too many to list. Entering the villa, you are greeted with a very spacious lounge with gas fireplace and full Italian marbled flooring, to the right you will find a stunning bedroom with real wood burning fireplace and ultra luxury en-suite bathroom, to the left you will find another super luxury bedroom with again ultra luxurious en-suite. The kitchen is absolutely magnificent with custom made granite and the best of the best appliances fitted with an additional utility room. Going up to the first floor you will find the exquisite master suite with modern style open wardrobes and magnificent en-suite with Jacuzzi and full marbled floor and walls. The first floor also incorporates two further magnificent bedrooms with en-suites and a spectacular veranda over looking the pool area and golf.

Stepping outside really does take your breath away with a magnificent sweeping

entertainment area with an outdoor real wood burning fireplace, BBQ area and a Gymnasium/6<sup>th</sup> bedroom with en-suite. The gardens are fully landscaped and surround the overflow heated 14 x 6 pool. To the front there is parking for several cars with a fantastic sweeping driveway finished by Syrian stone. The property really is as they say "Ultra Luxurious" and was built with no expense spared including under floor heating, smart lighting systems, water softeners, etc. With a potential of 6 bedrooms and 7 bathrooms the extras are far too much to list and has to be viewed to be appreciated.

**Viewings are strictly by appointment only.**

## Amenities / Facilities

### Indoor Facilities

- 🏠 Ground Floor Bedroom
- 🏠 Airconditioning
- 🏠 Fireplace
- 🏠 Granite Kitchen Worktops
- 🏠 Fully Furnished
- 🏠 Fully Fitted Kitchen
- 🏠 Basement
- 🏠 Games Room
- 🏠 Family Bathroom
- 🏠 En-Suite
- 🏠 Utility Room
- 🏠 Guest WC
- 🏠 Storage Space
- 🏠 Kitchen
- 🏠 Secondary Kitchen
- 🏠 Double Glazing
- 🏠 Guest WC
- 🏠 Pressurized Water System
- 🏠 Walk-in Closet
- 🏠 Family Bathroom with Jacuzzi Bath
- 🏠 Underfloor Heating


### Outdoor Facilities


- 🏠 Solar Panels
- 🏠 Gated Entrance
- 🏠 External Lighting
- 🏠 Barbeque Area
- 🏠 Covered/Shaded Area
- 🏠 Mature Garden
- 🏠 Pool Shower
- 🏠 Balcony Or Terrace
- 🏠 Private Pool

### Location Features


- 🏠 Paphos Airport Less than 15 Minutes Drive
- 🏠 Suitable Off Season - Winter
- 🏠 Good For Walking
- 🏠 Good For Cycling
- 🏠 Supermarket Less Than 5 Mins Walk
- 🏠 Close To Supermarket
- 🏠 Close To Amenities
- 🏠 Close to Golf Course
- 🏠 Close to Airport


## Head Offices

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