



## Stunning 4 Bedroom Villa - Aphrodite Hills, Paphos



### Agenten-Info

|                         |                                                                                                   |
|-------------------------|---------------------------------------------------------------------------------------------------|
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| E-Mail:                 | info@elegantcyprusproperties.com                                                                  |
| Name der Firma:         | Elegant Cyprus Properties                                                                         |
| Land:                   | Zypern                                                                                            |
| Erfahrung seit:         | 2000                                                                                              |
| Art der Dienstleistung: | Immobilien verkaufen                                                                              |
| Spezialgebiete:         | Buyer's Agent, Listing Agent, Umzug, Zwangsvollstreckung, Short-Sale-Immobilien, Beratung, Andere |
| Art der Immobilie:      | Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Mobil/Vorgefertigt, Andere      |
| Telefon:                | +357 (999) 730-34                                                                                 |
| Sprachen:               | English, Greek                                                                                    |
| Webseite:               | <a href="https://elegantcyprusproperties.com">https://elegantcyprusproperties.com</a>             |

### Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 1,709,515.11 |

### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Zypern     |
| Staat/Region/Provinz: | Pafos      |
| Stadt:                | Paphos     |
| Veröffentlicht:       | 06.10.2025 |
| Beschreibung:         |            |

### Stunning 4-Bedroom Villa with Panoramic Sea & Golf Views in Aphrodite Hills Resort

Nestled in a **prestigious and tranquil location** within the exclusive **Aphrodite Hills Resort**, this exceptional 4-bedroom villa offers **breathtaking views** of the **Mediterranean Sea** and the lush **golf course landscape**. immaculately presented across three levels, this home blends elegance, comfort, and



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opportunity — with an approved **60m2 extension permit** offering excellent value growth potential.

The main entrance, accessed via a charming staircase, opens into a beautifully furnished **lounge area**, where stylish touches and high-quality finishes set the tone for the entire property. The space features a **wall-mounted flat-screen TV, DVD player, and satellite system** (limited channels), creating a welcoming area for relaxation.

To the right, a spacious **kitchen and dining area** is fully equipped with modern appliances including an **integrated dishwasher, fridge freezer, microwave, electric oven, and hob**—perfect for preparing meals in style.

To the left of the lounge, an inner hallway leads to a **guest WC** and a **twin bedroom** with a **full en-suite bathroom**—ideal for visitors or family. All rooms on this floor offer direct access to the **pool terrace and landscaped gardens**, creating a seamless indoor-outdoor lifestyle.

Upstairs, the **master suite** features a spacious dressing area and a luxurious **en-suite bathroom** with both a **bathtub and separate shower cubicle**. A **private shaded balcony** provides panoramic views of the sea and mountains—perfect for morning coffee or sunset evenings.

The **lower level** houses two further **twin bedrooms**—one with its own **en-suite shower room**, the other served by a **separate shower room**. This level also includes a practical **utility room** with a **washing machine**.

Step outside to enjoy your own private haven: a magnificent **6m x 12m overflow swimming pool** with **Roman steps**, a generous **sunbathing terrace**, a **covered dining area with wicker-style furniture**, and a fully equipped **BBQ space with sink**—ideal for alfresco dining and entertaining.

### Key Features:

- 6m x 12m Overflow Pool
- Multiple Shaded Outdoor Areas
- Spectacular Sea & Golf Views
- Fully Furnished with High-End Fixtures



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- Utility Room & Storage
  - Private Landscaped Gardens
  - Approved 60m2 Extension Permit
  - ideal for Permanent Residence, Holiday Retreat, or investment

This is a **rare opportunity** to own a luxury villa in one of Cyprus' most sought-after resorts, combining location, lifestyle, and future value.

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 4                  |
| Badezimmer:              | 4                  |
| Fertige m <sup>2</sup> : | 218 m <sup>2</sup> |

## Gebäudedetails

|                    |      |
|--------------------|------|
| Außen-Ausstattung: | Pool |
|--------------------|------|

## Mietdetails

|           |    |
|-----------|----|
| Möbliert: | Ja |
|-----------|----|

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.594.215 |
|-----------|-------------|



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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