



## Stunning 4 Bedroom Villa - Aphrodite Hills, Paphos



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,709,515.11

### Location

Pays:	Chypre
État/Région/Province:	Paphos
Ville:	Paphos
Soumis:	06/10/2025
Description:	

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



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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
- 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.

## Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	218 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Rental details

Furnished:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.594.215
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