



## 2 Bed Townhouse For Sale in Alitheia Gardens Peyia



### Agent Info

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Specialties:	
Property Type:	Apartments
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 231,232.24

### Locatie

Aanbevolen Auto Onderdelen:	Cyprus
Staat/Regio/Pronvincie:	Pafos
Adres:	Alitheia Gardens
Postcode:	8560
Geplaatst:	29-04-2025
Omschrijving:	2 Bed Townhouse For Sale in Alitheia Gardens Peyia Cyprus

Esales Property ID: es5554577

### Property Location

Peyia 8560, Cyprus

### Property Details

Exquisite Two-Bedroom Townhouse at Alitheia Gardens, Peyia, Cyprus: A Synthesis of Comfort, Convenience, and Captivating Views

Nestled within the tranquil embrace of Alitheia Gardens in Peyia, Cyprus, an exceptional opportunity awaits the discerning homeowner. This meticulously maintained two-bedroom townhouse presents a harmonious blend of modern living, thoughtful design, and an enviable location, offering a lifestyle of both serenity and accessibility. Beyond its immediate appeal, this property boasts a unique feature: a self-



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contained studio basement, expanding its versatility and potential. Let us embark on a comprehensive exploration of the myriad facets that render this residence a truly compelling prospect.

## Key Features: A Testament to Thoughtful Design and Modern Convenience

The allure of this townhouse is immediately apparent in its thoughtfully curated key features, each contributing to a seamless and comfortable living experience.

\* **The Versatile Studio Basement: Unlocking Limitless Potential:** A significant advantage of this property lies in its expansive studio basement. This substantial open-plan space is not merely a storage area; it is a blank canvas brimming with possibilities. Whether envisioned as a home office, a recreational zone, a guest suite, or even a potential rental unit, this self-contained space, complete with its own water closet and shower room, adds a layer of flexibility rarely found in comparable properties. Its independent access from the communal area further enhances its adaptability, ensuring privacy and convenience for both residents and potential guests. The generous dimensions of (5.35m) x (3.75m)...(17.5ft) x (12.3ft) provide ample room to realize diverse aspirations.

\* **Unwavering Water Pressure: A Touch of Everyday Luxury:** The inclusion of a dedicated water pressure pump ensures a consistently robust flow of water to all taps and the shower. This seemingly minor detail significantly elevates the daily living experience, transforming routine tasks into moments of ease and comfort. The assurance of excellent water pressure underscores the meticulous attention to detail invested in this property.

\* **Effortless Accessibility: Allocated Parking at Your Doorstep:** Convenience is paramount, and this townhouse delivers with its allocated parking space situated directly in front of the property. This eliminates the often-tedious search for parking, providing swift and effortless access to your home, a particularly valuable asset during inclement weather or after a long day.

\* **Panoramic Vistas: The Enchantment of the Main Bedroom Balcony:** The main bedroom is graced by a private balcony that unveils breathtaking panoramic views encompassing the shimmering expanse of the sea, the inviting communal pool, and the verdant tapestry of the surrounding hills. This tranquil outdoor space serves as an idyllic retreat, perfect for savoring morning coffee, basking in the warmth of the Cypriot sun, or simply unwinding while absorbing the captivating scenery.

\* **Seamless Integration of Modern Amenities: British Standard Electrical Convenience:** Catering to the needs of a modern lifestyle, the property features British standard 3-pin electrical sockets throughout. Furthermore, the inclusion of select sockets with integrated USB charging points offers an added layer of convenience for charging electronic devices without the need for bulky adaptors. An outdoor power supply further enhances the practicality of the garden area, facilitating the use of outdoor lighting or appliances.

\* **A Secluded Sanctuary: The South-Facing Rear Garden:** The south-facing rear garden is a true oasis of tranquility. Its orientation ensures that it is bathed in sunlight throughout the day, creating a warm and inviting space for relaxation and outdoor enjoyment. The secluded nature of the garden, nestled within the quiet complex, guarantees privacy and a peaceful ambiance. The combination of a crazy paving style patio and a decking area provides distinct zones for outdoor living and entertaining, while the modern pre-painted aluminum fencing offers both aesthetic appeal and low maintenance. Direct access to the rarely used communal pool via a side gate adds a touch of resort-style living. An outdoor electrical socket and garden tap further enhance the functionality of this delightful space.



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## A Detailed Internal Examination: Where Comfort and Style Converge

Stepping inside this charming townhouse reveals a thoughtfully designed interior that prioritizes both comfort and functionality.

- \* **The Welcoming Entrance Hall:** The journey begins through a secure UPVC 5-pin locking front door, leading into a welcoming hallway. This transitional space provides access to the various areas of the ground floor, setting the tone for the well-appointed interiors that lie within.
- \* **Convenient Guest WC:** Situated off the hallway is a separate guest water closet, complete with a wash basin and a window to the front, offering natural light and ventilation. This dedicated facility adds a layer of practicality for both residents and visitors.
- \* **The Efficient and Well-Equipped Kitchen:** The kitchen, measuring (1.70m) x (3.25m)...(5.5ft) x (10.6ft), is a model of efficiency and functionality. It is equipped with a built-in oven and ceramic hob, complemented by a cooker hood. The stainless steel sink with a drainer adds a touch of modern practicality, while the window to the front provides natural illumination. A large fridge-freezer is included, offering ample storage for provisions. The generous worktop area, coupled with well-designed base and wall units, ensures sufficient space for food preparation and storage.
- \* **The Expansive and Versatile Lounge/Diner:** The open-plan lounge and dining area, spanning a generous (6.45m) x (3.75m)...(21.1ft) x (12.3ft), offers a versatile space for both relaxation and entertaining. Its substantial dimensions comfortably accommodate a large dining table and chairs, as well as ample sofas and other furnishings. A modern air conditioning unit ensures a comfortable climate throughout the year. Sliding doors seamlessly connect this living space to the enchanting rear garden, blurring the lines between indoor and outdoor living and allowing for an abundance of natural light to flood the interior.
- \* **The Tranquil Rear Garden: An Outdoor Extension of the Home:** The rear garden, measuring (5.62m) x (3.60m)...(18.1ft) x (11.3ft), is a south-facing haven that basks in the Cypriot sunshine throughout the day. Its secluded and private ambiance makes it an ideal retreat. The crazy paving style patio offers a charming space for outdoor dining or lounging, while the adjacent decking area provides a further dimension for relaxation. The modern pre-painted aluminum fencing ensures both privacy and low maintenance. A ceramic tiled shower and a side gate provide direct access to the rarely used communal pool, offering a refreshing escape during the warmer months. The inclusion of an outdoor electrical socket and a garden tap adds to the practicality of this delightful outdoor space.
- \* **The First-Floor Landing: A Gateway to Private Sanctuaries:** Ascending to the first floor, the landing provides access to the bedrooms and the bathroom, ensuring a clear separation between the living and sleeping quarters.
- \* **The Serene Rear Double Bedroom: Views and Comfort Combined:** The rear double bedroom, measuring (3.35m) x (3.75m)...(10.9ft) x (12.3ft), is a tranquil retreat. It features a double fitted wardrobe, providing ample storage space. A modern air conditioning unit ensures a comfortable sleeping environment. Thoughtful details include electrical sockets with integrated USB charging points. Sliding windows, equipped with aluminum shutters for added security and light control, open onto the balcony, offering captivating sea, pool, and hill views – a perfect backdrop for relaxation.
- \* **The Well-Appointed Bathroom:** The bathroom is designed for both functionality and comfort. It features a full-sized bath with shower mixing taps, a wash basin, and a WC. An electric air vent ensures proper ventilation, and a shaver/toothbrush charging point adds a touch of modern convenience.
- \* **The Comfortable Second Bedroom: Versatility and Convenience:** The second bedroom, measuring (2.70m) x (3.75m)...(8.8ft) x (12.3ft), is a comfortable double room featuring built-in storage,



maximizing space and organization. A modern air conditioning unit ensures a pleasant climate. Electrical sockets with USB charging points cater to modern technological needs, and a window to the front, complete with aluminum shutters, provides natural light and privacy.

\* The Adaptable Studio Basement: A World of Possibilities Unveiled: Accessed via external stairs from the communal area, the studio basement, measuring a substantial (5.35m) x (3.75m)...(17.5ft) x (12.3ft), is a remarkable asset. Its large open-plan layout offers immense flexibility. The inclusion of a water closet, wash basin, and shower cubicle transforms it into a self-contained space, ideal for a variety of uses, from a home office or gym to a guest suite or entertainment area. Multiple electrical socket outlets ensure practicality and convenience for any intended purpose.

## Alitheia Gardens: A Tranquil and Well-Maintained Complex

Alitheia Gardens is a well-regarded and meticulously maintained complex, known for its peaceful ambiance and its sense of community. The communal pool provides a refreshing oasis for residents to enjoy, particularly during the warm Cypriot summers. The rarely used nature of the pool ensures a tranquil and uncrowded experience. The communal areas are well-kept, contributing to the overall appeal and desirability of the complex.

## Investment Potential: A Prudent Acquisition

Beyond its appeal as a comfortable and stylish residence, this two-bedroom townhouse in Alitheia Gardens also presents a compelling investment opportunity. The popularity of Peyia as a residential and holiday destination ensures strong rental potential, particularly given the inclusion of the self-contained studio basement, which could be rented out independently. The combination of its desirable location, its well-appointed features, and the unique studio basement makes this property an attractive prospect for both long-term residents and those seeking a holiday home with income-generating potential.

## Conclusion: An Exceptional Opportunity Awaits

In conclusion, this two-bedroom townhouse for sale in Alitheia Gardens, Peyia, Cyprus, represents a truly exceptional opportunity. Its thoughtfully designed interiors, its array of modern conveniences, its captivating sea and hill views, and its unique and versatile studio basement combine to create a residence of both comfort and practicality. The secluded south-facing rear garden and the access to the communal pool offer idyllic outdoor spaces for relaxation and recreation. Situated within the charming and well-located village of Peyia, residents enjoy a peaceful lifestyle with convenient access to a wealth of amenities and attractions. Whether sought as a permanent residence, a holiday retreat, or an investment property, this townhouse offers a compelling blend of lifestyle and potential, making it a truly desirable acquisition in the beautiful landscape of Cyprus. The meticulous attention to detail and the unique features of this property set it apart, promising a lifestyle of comfort, convenience, and captivating beauty for its fortunate new owners.

## ABOUT THE AREA

Location: Peyia, Cyprus – A Tapestry of Beauty and Convenience



The location of Alithea Gardens in Peyia further enhances the appeal of this townhouse. Peyia is a picturesque village nestled on the hills overlooking the Mediterranean Sea in the Paphos district of Cyprus. It is renowned for its stunning natural beauty, its traditional Cypriot charm, and its convenient access to a wide array of amenities and attractions.

Residents of Alithea Gardens enjoy a peaceful and tranquil environment while being within easy reach of essential services, including supermarkets, pharmacies, banks, and local shops. The village boasts a selection of traditional tavernas and restaurants, offering authentic Cypriot cuisine and a welcoming atmosphere.

The nearby coastline offers an array of beautiful beaches, including the popular Coral Bay, known for its golden sands and crystal-clear waters, providing opportunities for swimming, sunbathing, and various water sports. The Akamas Peninsula National Park, a region of unparalleled natural beauty with hiking trails and secluded coves, is also easily accessible.

Paphos town, with its rich history, archaeological sites, and vibrant harbor, is just a short drive away, offering a wider range of shopping, dining, and entertainment options. Paphos International Airport is also within convenient reach, facilitating international travel.

#### MAiN FEATURES:

- \* 116m<sup>2</sup> of living space
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Communal Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Cyprus
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Algemeen**

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	116 m <sup>2</sup>

#### **Lease terms**

Date Available:

#### **Contact information**

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