



## Excellent 4 Bedroom Apartment Complex For Sale In Polis Paphos Cyprus



### Informações do Revendedor

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Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 439,222.25

### Localização

Country:	Chipre
State/Region/Province:	Pafos
Cidade:	Polis
Address:	Valentinou Zaggoulou 2
CEP:	8820
Adicionado:	10/08/2023

Informação adicional:

Excellent 4 Bedroom Apartment Complex For Sale In Polis Paphos Cyprus

Esales Property ID: es5553833

Thekla Court,

Valentinou Zaggoulou 2,

8820

Polis

Chrysochous,



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## Cyprus

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Cyprus is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Thekla Court (APARTMENTS Building) offers an excellent opportunity to purchase (for living and/or letting), this great investment close to the centre of Polis. It is Fully furnished and includes Two one bedroom spacious studios, one large two bedroom apartment, roof terrace, swimming pool and opportunity to create more accommodation. Built to a high specification with outstanding views.

The property (APARTMENT Building) is set across three storeys approximately 800m, to the south of Polis town centre. Fully furnished it comprises 2 one bedroom Studios and one 2 bedroom Apartment. There is a swimming pool, private parking and covered garage space and roof terrace. Stunning views over countryside and sea. All properties have zone controlled central heating.

Ground Floor Studio 1 ( 5.00m x 4.80m ) Triple aspect room with immediate access to the pool area. Kitchen equipped with electric oven, hob, extractor, washing machine, fridge freezer and plenty of storage. Built-in wardrobes, drawers, air conditioning and radiator. Shower room with a large towel radiator, w/c, sink and window.

Ground Floor Cloakroom ( 1.80m x 0.9m ) Toilets with w/c sinks and windows

Ground Floor Shower Room ( 1.80m x 0.90m ) a fully tiled wet room with window

Covered Garage/Parking space ( 5.80m x 10.00m ) with lighting electric and roller doors. Could be converted to 2 further studios or 1 two bedroom apartment.

First Floor : Studio 2 ( 5.00m x 4.80m ) Kitchen equipped with electric oven, hob, extractor, washing machine, fridge freezer and plenty of storage. Built in wardrobes, drawers, air conditioning and radiator.. Shower room with large towel radiator, w/c, sink and window. Triple aspect room with private balcony overlooking pool area.

First Floor : First Floor : Apartment 1 comprising of – Lounge/ Kitchen ( 5.80m x 4.00m ) Kitchen equipped with electric oven, hob, extractor, washing machine, fridge freezer and plenty of storage Granite worktops. Separate shower room with large towel radiator and window, Generous size Family bathroom (2.60m x 2.60m) with shower over bath, large towel radiator, sink, w/c and wall mounted storage units, and Cloakroom ( 1.50m x 0.90m ) Fully tiled, sink and w/c.

Bedroom 1 ( 3.40m x 3.20m ) Large light bright double aspect room with built-in wardrobes, drawers, dressing table, air conditioning and radiator. Access to a shared balcony, Family Bathroom and Shower room.

Bedroom 2 ( 3.30m x 3.00m ) Spacious double aspect room with built in wardrobes, drawers, air conditioned and radiator. Access to shared balcony and Family Bathroom and Shower room.



Second Floor / Roof : Large roof terrace with views of the Polis valley and sea. Storage area at the top of the stairs and second terrace area with access to water heaters, tanks and utilities. The outside area is low maintenance mostly tiled area with outside electrics and lighting.

The lined chlorine pool with ladder is surrounded by a non-slip sunbathing area. Overall this property offers great investment potential and could fulfil many potential different roles. It is well regarded by holiday makers and many are repeat guests.

#### Property Features

- Full Title Deeds
- Air-conditioning
- Central Heating
- Views to the mountains, towards the town, to nearby villages, to the sea and of the pool.
- Private Parking
- Covered parking/Garage space
- Quiet Location
- Roof terrace
- 3 km to the beach

All sliding Patio Doors and Windows are fitted with fitted Fly netting sliding panels.

Thekla Court is situated in the outskirts of the authentic, historic, small and welcoming town of Polis. It is on a hill and the location is peaceful, yet central with an ideal climate. The nearest beach, Chrysochou Bay, is 30 min walk away (5 min by car), and a 10 min stroll brings you to the town centre with its friendly atmosphere, excellent restaurants for eating out, bars, internet cafes, outside entertainment, banks, supermarkets and interesting shops. Polis provides a pleasant environment for a relaxing, living or romantic holiday and is also an ideal base for activities, e.g. cycling, biking, hiking, snorkelling, scuba-diving, coastal cruises, quad biking etc.

The first 10 meters up to Thekla Court are at a steep gradient, the next 100 meters slope gently uphill; all manageable when walking if of average fitness level.

Fly to Cyprus, to Paphos airport or to Larnaca airport. By car the journey to Polis: from Paphos airport a maximum of 1 hour; from Larnaca airport 2.5 hours

#### ABOUT THE AREA

Polis, which in Greek means town, is one of the most beautiful, authentic and friendly towns of Cyprus. This historic town has its own character, interesting buildings, museum, a beautiful church and the main square which provides a real social hub. All expected amenities are provided, with many excellent restaurants, bars, shops, internet cafes, banks etc.. In the warm summer evenings Outside entertainment by local performers is often available for all to enjoy. Dotted with citrus groves, overlooking turquoise seas, Polis is the least developed beach resort in the South of Cyprus.

It is the perfect base for a relaxing, interesting stay and also for an activity holiday, offering easy access



to the varied landscapes of rocky promontories, lush meadows, rugged forests, sleepy monasteries and quiet beaches all along the coast in this largely unspoiled western region of Cyprus. The Blue Flag sandy beach at Chrysochous bay (with Taverna, bar and sunbeds), close to a small forest of Pine trees, is the nearest to the apartment. The new walk and cycle path that runs along this beach from Polis to the fishing port Latchi is ideal for evening strolls and for selecting your preferred spot on this beach – where the sea is calm and sheltered and hence ideal for swimming.

Visit Latchi with its great harbour-side fish restaurants and marina where water sports, scuba diving and boating excursions are available activities. Walk or cycle to Latchi using the path along the beach (shortest distance) or drive/cycle along the road to Latchi which also has its own cycle/walking promenade. Polis is near romantic tourist sites, close to where Aphrodite, goddess of love and beauty, used to meet her beloved Adonis. It looks across Chrysochou Bay to the nearby Akamas Peninsula, a spectacular nature conservation area complete with unique coves for sunbathing and swimming and hiking trails steeped in mythological legends. Polis is also an ideal base for easy access to the surrounding coastal and mountain villages which offer authentic Greek Cypriot hospitality, culture and cuisine, while unique flora and fauna abound.

It is within easy reach of bustling towns like Paphos (30 mins drive only), the Trodos mountains and also the airport. Activities like Jeep Safaris, Quad biking, Scuba diving, Go Karting, Coastal cruises, horse riding, water and amusement parks and golf courses are easily accessible from Polis. For some extra pampering visit the Natural Healing Spa resort in nearby Miliou next to Miliou's healing springs (10-15 mins by car).

#### MAiN FEATURES:

- 200m<sup>2</sup> of living space
- 402m<sup>2</sup> plot.
- 4 Bedrooms between all properties
- 5 Bathrooms between all properties
- Private Parking
- Private Garden
- Stunning Views
- Communal Pool
- Close to essential amenities like 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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#### **Comum**

Quartos de dormir:	4
Banheiro:	5
Pés quadrados acabados:	200 m <sup>2</sup>



Tamanho do lote: 402 m<sup>2</sup>

### Utility details

Heating: Sim

### Rental details

Furnished: Sim

### Lease terms

Date Available:

### Informação adicional

Virtual tour URL: [https://www.youtube.com/embed/rIc\\_-Nlfj6g?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/rIc_-Nlfj6g?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

### Contact information

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