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**I.D.: AH371V | € 795,000 | Bedrooms: 3 | Bathrooms: 3 | Property: 200 m<sup>2</sup> | Plot: 1301 m<sup>2</sup>**



**SOLD**

Aphrodite Homes is very pleased to present to you a charming detached villa on the world renowned Aphrodite Hills Resort.

This beautiful 3-bed luxury detached villa is positioned on the eastern plateau of the resort, right opposite the 6<sup>th</sup> fairway of the championship golf course. Entering the villa you are greeted with a stunning open planned living area with plenty of full glass doors letting in ample light. There is a stunning luxury kitchen with granite worktops and all latest brand appliances fitted and dining area. The lounge also has the added benefit of a real log burning fireplace. To the left of the property, on the ground floor, you will find a glorious, very spacious master bedroom, overlooking the pool area, with walk in wardrobes and a magnificent luxury en-suite bathroom. The ground floor also incorporates a guest cloak room. Up a few steps and you will find another spacious guest bedroom with double height ceiling and overlooking the golf course with luxury en-suite and fitted wardrobes. Down a few steps you will find the third guest bedroom with fitted wardrobes and another bathroom.

Going outside really takes your breath away with a fully covered terrace which can be closed with bi folding doors, over looking the absolutely immaculate landscaped garden with mature shrubs and trees giving privacy around all surrounding the magnificent swimming pool. There is also a beautiful traditional courtyard and built in BBQ area. The villa also has the added benefit of electric solar panels and is sold fully furnished by the current owners with all luxury fixtures and fittings. The property also benefits from a very healthy rental throughout the year giving the prospective buyer a very sound investment. The property has been priced to sell and viewing is highly recommended by Aphrodite Homes and are strictly by appointment only.

### **Detached Villa**

Air Conditioning	Basement	BBQ	Car Pergola
Current Rental Income	Dining Room	Double glazed solid wood windows	Entertainment areas
Excellent family home	Excellent holiday home	Excellent investment	Fireplace
Fully Furnished	Golf View	Granite worktops	Hot water solar system
Landscaped garden	Pressurised water system	Private garden	Private pool
Satellite TV	TITLE DEEDS AVAILABLE		

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