



# SUPERIOR REAL ESTATE - CYPRUS

Shops 3-6, Laiki Bank Complex, 10 Apostolou Pavlou Ave, 8046, Paphos  
Free phone (Local): 8000 8000, Tel: +357 2695 5554, Fax: +357 2693 0610

Reference No. S-12111



## 3 BDR villa for sale in Letympou

**EUR 538,500**

City: Paphos  
Area: Letympou  
Type: Villa  
Bedrooms: 3  
Bathrooms: 2  
Pool: Private  
Plot: 2676m<sup>2</sup>

Covered: 182m<sup>2</sup>  
Title deeds: Yes  
Sale type: New  
Kitchen: Partly equipped  
Furnished: No  
Parking: Private Covered  
Views: Mountain views

Delivery date: 2009

\* Village location \* Huge 2700sqm plot \* Central heating \* Air con \* Traditional style

A five minute drive from Letymbou village, opposite to Tsada golf course. Fifteen minutes from Paphos

23,746m<sup>2</sup> plot, complete with water, electricity, and new access road

South facing aspect, on a terraced hillside, overlooking a valley, with magnificent views that can never be obscured.

Borehole, 30 tons/hr constant water supply

Grow your own grapes / fruit trees

Option on 2,676m<sup>2</sup> (2 donums) plot or full plot

Title deeds ready to transfer

### Development Summary

172m<sup>2</sup>, three bedroomed house, designed to suit the plot.

Natural stone facing

All rooms take in the view

Master suite on the 1st floor with large roof terrace

Wine cellar, for your own vintage

**Call +357 2695 5554 or email [paphos@cyprus-realestate.net](mailto:paphos@cyprus-realestate.net) for more information**

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Swimming Pool 8m x 4.50m

Planning permission obtained

We will, as an alternative, custom design a house for you, if require this

### Price

EUR 538,210 for current design on 2,676m<sup>2</sup> plot. VAT does not apply

EUR 905,560 for current design on full plot. VAT does not apply

### Technical Specification

Reinforced concrete structure and floors and roofs. Roofs flat, and pitched with tiles

Walls natural stone facing, all as per drawings

Internal walls block and plaster/emulsion paint finish - colour choice

Ceilings - spatula, with white emulsion paint finish

Fitted wardrobes doors, stained veneered MDF, cupboards white melamine

Fitted Kitchen

Granite kitchen worktops - EUR 85,00 /m<sup>2</sup>

Kitchen Cupboards white melamine

Kitchen cabinet doors stained veneered MDF

Stained softwood double glazed windows and french doors, or timber finish aluminium, with sliding doors

Ceramic floor tiles throughout - EUR 14,00 /m<sup>2</sup>

Ceramic wall tiles to bathrooms - EUR 14,00 /m<sup>2</sup> (2000mm high)

Ceramic tile splashbacks - EUR 14,00 /m<sup>2</sup> to kitchen worktops

Internal doors stained panelled softwood, frames stained softwood

Natural Stone Fireplace

Provision for TV aerial cabling

Provision for central heating (radiators)

Provision for air-conditioning

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