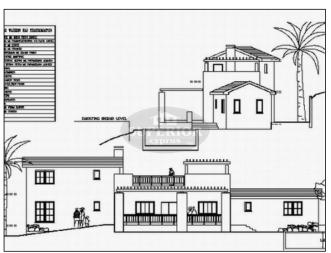


# **SUPERIOR REAL ESTATE - CYPRUS**

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 Covered: 182m2 Delivery date: 2009

Area: Letympou Title deeds: Yes Type: Villa Sale type: New

Bedrooms: 3 Kitchen: Partly equipped

Bathrooms: 2 Furnished: No

Pool: Private Plot: 2676m2 Parking: Private Covered Views: Mountain views

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

23,746m2 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 2,676m2 (2 donums) plot or full plot

Title deeds ready to transfer

## **Development Summary**

172m2, 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 for more information

www.superiorrealestatecyprus.com (ENG) | www.superiorkipr.ru (RUS)

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<sup>\*</sup> Village location \* Huge 2700sqm plot \* Central heating \* Air con \* Traditional style

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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 2,676m2 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 /m2

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 /m2

Ceramic wall tiles to bathrooms - EUR 14,00 /m2 (2000mm high)

Ceramic tile splashbacks - EUR 14,00 /m2 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