



## SUPERIOR REAL ESTATE - CYPRUS

Shops 3-6, Laiki Bank Complex, 10 Apostolou Pavlou Ave, 8046, Paphos  
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Reference No. S-12608



### 3 BDR villa for sale in Mandria

**EUR 272,000**

|               |                            |                  |
|---------------|----------------------------|------------------|
| City: Paphos  | Covered: 162m2             | Built year: 2004 |
| Area: Mandria | Title deeds: No            |                  |
| Type: Villa   | Sale type: Resale          |                  |
| Bedrooms: 3   | Kitchen: Fully equipped    |                  |
| Bathrooms: 3  | Furnished: No              |                  |
| Pool: Private | Parking: Private Uncovered |                  |
| Plot: 350m2   | Views: Sea views           |                  |

\* Rented until 2024 (still for sale with tenant) \* Quiet village location \* 3 Double Bedrooms \* Open plan living areas \* Family Bathroom, Ensuite and Guest WC \* Air Conditioning \* Swimming Pool \* Villa 162m<sup>2</sup> \* Plot 350m<sup>2</sup> \* Viewing Recommended

At the moment for sale for investment purposes. Current tenant has signed 3 year lease. Situated in a very desirable area, this villa looks lovely, outside and in. It is walking distance to the long stretch of beach at Mandria, walking distance to the village centre and good local tavernas. Being in a flat area, it makes the surrounding countryside very accessible for walks or cycling. Mandria is just over a 10 minute drive to Paphos town centre, a couple of minutes from the motorway and 5 minutes from the airport. Secret Valley golf course is also only a short drive away.

This lovely property is on a 350sqm single plot, with ample patio and bathing areas around the large pool. On entering the villa, the first noticeable thing is the amount of space. The ground floor has a large living and dining area and a fitted kitchen with granite worktops. The guest W.C. is also on this level. Up the lovely marble stairs to the 3 large bedrooms, master en-suite and walk in wardrobe, family bathroom and spacious balcony.

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

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