



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-12778



3 BDR villa for sale in Stroumpi

EUR 399,000

City: Paphos	Covered: 220m2	Built year: 2010
Area: Stroumpi	Title deeds: Yes	
Type: Villa	Sale type: New	
Bedrooms: 3	Kitchen: Fitted	
Bathrooms: 3	Furnished: No	
Pool: Private	Parking: Private Covered	
Plot: 450m2	Views: Mountain views	

* Commanding position * 3 Double Bedrooms * 1 Ensuite * Family Bathroom * 9 x 4 Pool * Garage * Provision for Air Conditioning * Central Heating * UPVC Double Glazed * Insulated Walls * TITLE DEEDS * 220sq.m covered * 450sq.m Plot * 50sq.m 1st floor terrace

Situated on a small hill with views over Stroumbi, only 20 minutes drive from Paphos Town and 30 minutes from the Airport is this spacious villa, part built in stone with cavity insulated walls and UPVC windows and doors. The villa has 3 bedrooms and 3 bathrooms, kitchen with granite worktops, white goods and an open plan living area. The bedrooms are all on the 1st floor, 1 being ensuite. There is a large terrace on the 1st floor with lovely views. The pool is oval 9x4 and has provision for heating. There is also provision for air conditioning, security alarm, CCTV and smoke detectors. The garden has 2 wells for irrigation and is surrounded by an attractive fence. Parking is in a garage.

This villa has been built with a lot of thought for the design and the specification is high, viewing is recommended.

Villa Specification at Stroumbi

Villa description

Two storey villa with three bedrooms (upstairs), partly built with local natural stone, excellent view,

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swimming pool, central heating, covered garage and many more facilities. The villa is being built with high quality materials (iron core according to S500 European standards and concrete grade C30).

Ground floor

Large spacious kitchen and dining room.

Large spacious sitting room with fireplace

WC and shower.

Small storage room

Covered veranda (20 square meters) and Covered garage (30 meters)

First floor

Master bedroom with ensuite shower and WC

Two bedrooms with common bathroom

Two uncovered verandas (55 square meters) with pergola.

Plot area: 500 sq meters – Clear deeds ready to be transferred to buyer IMMEDIATELY.

Final plot area: 450 sq meters (provision for roads).

Building covered area 220 square meters

Uncovered building area (55 square meters)

Oval shaped swimming pool (9*4meters)

Paved swimming pool area (100 meters)

Other facilities

Central heating

UPVC double glazed windows and doors for better thermal and noise insulation.

Double outside walls with polystyrene in the middle, for better thermal insulation

Granite works for bathrooms and kitchen

MDF-Oak woodworks (doors, kitchen, wardrobes)

Staircase covered with marble

High quality floor tiles (granite).

Solar heater connected with the central heating and protection from low temperatures

Glass fence in swimming pool area

Metallic fence around the house (except the swimming pool area).

Covered surrounding area (patterned concrete) 50 square meters

Garden area (100 square meters).

Two garden water pumps (one for the collection of rain water and used water from the swimming pools) and the other to pump water from a well, for the irrigation of the garden.

Provision for broadband internet connection

Provision for five air-conditioning units

Provision for five outside cameras

Provision for burglar alarm system

Provision for smoke detectors

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Provision for heated swimming pool

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