



## 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-13169



### 5 BDR villa for sale in Tala

**EUR 1,400,000**

City: Paphos

Area: Tala

Type: Villa

Bedrooms: 5

Bathrooms: 6

Pool: None

Plot: 1100m<sup>2</sup>

Covered: 500m<sup>2</sup>

Title deeds: Yes

Sale type: Resale

Kitchen: Fully equipped

Furnished: No

Parking: Private Covered

Views: Sea views

Built year: 1992

REF: Cat "A" \* Panoramic Coastal Views \* 5 double bedrooms \* 2 en-suite \* Spacious lounge \* Separate Kitchen \* Oil fired central heating \* 6 Car Garage \* Plot 1100sq.m \* Covered Area 500sq.m \* Built 1992 \* Title deeds

#### Description of Property

The villa is a two-storey detached property with a basement I. It is situated in one of the most sought after locations in Paphos. It enjoys panoramic views of the Paphos coastline (from Paphos Airport to Akamas). The covered area of the building is approx. 500 sq. metres and it sits on a double sized plot of approx. 1,100 sq. metres, with green belt areas on all four sides eliminating the danger of any future building that would impede the views from the house. The vicinity of the property has been the subject of intensive top quality housing development during the past few years and comprises of detached houses and some vacant plots which all lie within the Tala administrative boundaries.

#### External

Large landscaped garden on three levels with paving and mature fruit trees (over 20) around the house. The garden is watered from a water bore-hole which has been fitted with a computerized

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timer and pump. Electric lights serve the whole garden and sensor security lights have been fitted at the main entrances and driveway. There are three small balconies serving the upstairs bedrooms, a large main veranda with stairs leading to the driveway and an adjoining side veranda outside the kitchen with a purpose built BBQ and stairs giving access to the front of the house.

### Ground Floor

Comprises of a reception area with two steps leading down to the main living and dining area (approx. 100 sq. metres). There is also a large guest toilet, a study/library with mahogany and glass fronted bookcases, a large kitchen diner and a laundry/store room. Internal stairs lead down to the garage area. All floors and stairs are laid with top quality polished marble.

### First Floor

A 1.5 meter wide staircase and landing form the "balcony" of the upstairs of the house. This consists of a master bedroom with an en suite bathroom and walk in wardrobe/dressing area. There are three further bedrooms with sliding mirror fronted wardrobes. There is a family bathroom and WC. A guest bedroom with sliding mirror fronted wardrobe and en suite toilet and WC. All 5 bedrooms and the bathrooms are fitted with good quality tiling.

### Basement Area

(On level with side road) This area comprises of a covered parking space for at least six cars, a machinery/boiler room, a large store room and wine cellar, a workbench area and a shower room with WC. All floors are laid with terrazzo tiles. There are three automatic electrically operated doors giving access to the garage.

### Technical Specifications

The house is made of a reinforced concrete frame with brick walls. All materials used in the building were of the highest quality.

Pitched roof covered in tiles. Water tanks and returning pump sending hot water around the house from external solar panels are all located on the roof area.

Ornate wood suspended ceilings have been used in the upstairs of the house. Mouldings used for the ceilings in the ground floor areas were all made to order.

The windows are double glazed and supported by heavy duty sliding aluminium frames set inside beechwood external frames.

Full oil fired central heating. The master bedroom also has split unit air conditioning.

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Hot water is supplied by solar panels on the roof of the house. There is also an immersion heater and hot water from the central heating boiler.

ALL FURNITURE, ART PAINTINGS, MIRRORS, CRYSTAL LIGHT FITTINGS WERE ORDERED AND SPECIALLY MADE FOR THE HOUSE IN ITALY AND ARE AVAILABLE BY NEGOTIATION.

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