



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-13353



4 BDR villa for sale in Ag. Varvara

EUR 375,000

City: Paphos	Covered: 350m2
Area: Ag. Varvara	Title deeds: Yes
Type: Villa	Sale type: Resale
Bedrooms: 4	Kitchen: Fully equipped
Bathrooms: 3	Furnished: Yes
Pool: None	Parking: Private Covered
Plot: 235m2	Views: Sea views

Delivery date: 2007

* CURRENT PRICE IS FIXED (REDUCED FROM EUROS 399,000.00) * Large Detached Villa * 4 Bedrooms * 3 Bathrooms * Large Wrap Around Balcony * 100sqm Verandas * Sea and Mountain Views * Provision for Under Floor Heating System * Feature Fireplaces * Covered area ground and 1st floor 210 sq.m. + Basement 140sq.m * TITLE DEEDS AVAILABLE * For extra 80,000 can buy a next door plot 235 sq.m. *

This detached villa situated in a quiet cul de sac of Agia Varvara, within a short distance to the popular villages of Timi, Anarita and Mandria, while offering spectacular sea and mountain views is still just minutes away from the International Airport and a 10 minutes drive to Paphos.

The Villa is set over three levels, with the main entrance opening to a large bright open plan living/dining area, with feature fireplace and columns. The fully fitted kitchen is finished to a high standard with an informal dining area, corner fireplace and access via 2 sets of double patio doors leading out to paved areas. There is also a separate utility room off the kitchen. A guest wc completes the accommodation on this level.

A marble staircase takes you up to four double bedrooms, the master bedroom has ensuite shower room, walk in wardrobes and access via patio doors to a large balcony with views to the mountains and the sea. The other 3 bedrooms all have fitted wardrobes, 2 having access to balconies with

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mountain views. The family bathroom with jacuzzi bath and double sinks is also on this floor.

The basement level of the property accessed internally via stairs off the hall or externally from the driveway has electricity, a bathroom and the potential for further accommodation.

The property has a barbecue area, paved patio areas, a private driveway and some landscaped gardens to the front.

It also has provision for underfloor heating and has been wired for an internal Hoover system.

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