



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-13419



4 BDR villa for sale in Koloni

EUR 495,000

City: Paphos
Area: Koloni
Type: Villa
Bedrooms: 4
Bathrooms: 4
Pool: None
Plot: 607m2

Covered: 280m2
Title deeds: Yes
Sale type: Resale
Kitchen: Fully equipped
Furnished: Yes
Parking: Private Uncovered
Views: Street views

Built year: 2005

* 500 m from Yeroskipou * 1 km to Private English school * 2 km to the sea * 3 km to Paphos center
* Quiet street * Two-storey villa * 4 Bedrooms * 4 bathrooms * 280 sq.m. covered area * 607 sq.m. plot
* Spacious living areas * Open plan kitchen/dining/living room * Modern good quality kitchen fully equipped
* Granite worktops * Laundry/kitchen/utility room off the kitchen * A/c * Provisions for central heating
* Fireplace (log fire) * Bedrooms with parquet floors and extensive wardrobes * Double glazing
* Pressurised Water System * Shutters * Terrace with built-in BBQ * Open Garage * Big balcony
* Rural views * 400 m to a big supermarket and a bus stop * Ideal for big family * Title deeds available

This beautiful villa is very conveniently located in one of residential areas on outskirts of Paphos. It is only couple of minutes drive from the sea and sandy beaches of Yeroskipou, less than a kilometre from American Academy (Private English school). You can walk to a big supermarket and to the main road where there is a regular bus-route.

There are nice and friendly neighbours in this little complex of houses which are surrounded by agriculture land and gardens.

The villa is built on a corner plot and has big outdoor areas. There is no swimming pool, but enough space to build one if necessary. The house has two levels and two residential wings. The

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impressive entrance doors lead to a big hall/ TV room with fireplace. Attached to it is a second living area , formal dining room and open plan kitchen. Kitchen has a modern built-in furniture with automatic doors and high-quality worktops. There is a second kitchen attached to the main one, which can be used as a utility room and laundry as well. It has a back door to the garage and garden area. One of the bedrooms is located downstairs and can be used as an office. Next to it is a WC/shower room.

Upstairs there are 3 bedrooms, all with parquet floors and built-in wordrobs. All bedrooms have an access to the big balcony in front of the house.

Ideal for a permanent living of a big family. Viewing highly recommended!

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