



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-13785



4 BDR villa for sale in Episkopi

EUR 420,000

City: Paphos	Covered: 176m2	Built year: 2014
Area: Episkopi	Title deeds: Yes	
Type: Villa	Sale type: Resale	
Bedrooms: 4	Kitchen: Fully equipped	
Bathrooms: 3	Furnished: Yes	
Pool: None	Parking: Private Covered	
Plot: 3500m2	Views: Sea views	

* 4 Bedrooms * Double Glazed Windows * Walk- In Dressing Room * Granite work surfaces * Underfloor Heating * Window Blinds * Laundry/Utility Room * Fully Furnished * Fully equipped kitchen * Provision for Air-Conditioning * Fire place * Provision for Central Heating * Guest toilet * Master Bed. En-Suite * Family Bathroom * Water pressure system * Storage Room * Private Parking/ Car Port * Barbeque Area * Balcony * Patio * Large Outside Veranda * Solar Water System * Sea & Mountain Views * Airport: 30 min drive * Beach: 15 min Drive * Golf: 5 min Drive

The 4 bedroom new, modern detached villa is located in Episkopi Village outskirts of Tsada!

The picturesque and quite area that comes with a good shot of sea view is just 12 km away from Pafos, meaning less than a 10 minutes drive from the city centre. It is also situated just a short drive away from the famous Minthis Hills Golf resort.

The property is found well before Episkopi village entrance in an area which has been recently designated as an official residential area with 30% building density. Due to the large, 3500 sq. meters plot area this means there is now available building density for future development on the specious land.

The house is built on a high 400 meters elevation from the sea that offers a splendid climate with zero humidity and mild temperatures all year round, a perfect place for a comfortable permanent living.

The house is new, finished 2014 and it has been designed to offer comfort and luxury. The modern

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design includes high quality finishes and the large size plot makes a perfect package that guarantees a restful, tranquil living. The new owner will only have to consider the gardens finishing that will make the villa even more attractive!

The total net living space of 176 sq. meters consists of the living room with fireplace, open plan to the spacious dining area, modern Kitchen, guest w/c and a ground floor en suite bedroom. The first floor offers the rest three bedrooms with en suite facility and walking wardrobe for the master bedroom, the family bathroom and a utility area with wash machine as well as an area with access to the roof with 75 m2 storage spaces. The master bedroom enjoys a good size balcony with panoramic views to Pafos coastline and the sea! Provisions for Central Heating for the whole house (under floor on the ground floor), provisions for air condition, solar system and water pressure system are included. It is sold included the fitted electrical appliances and existing furniture. The dining table with granite top has been specific designed for the villa!

Externally we find open verandas offering shade all day round, the BBQ area, 10 m2 store room, parking area and space for a swimming pool. The drive in and the garden area are ready to be developed at the taste of the new owner.

The package comes with title deeds on the land ready to transfer and a final certificate can be provided.

We recommend a viewing if you are looking for a quite area for your permanent living or if you are a golfer!

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