



## 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-14125



### 4 BDR villa for sale in Agios Dimitrianos

**EUR 1,200,000**

City: Paphos	Covered: 215m <sup>2</sup>
Area: Agios Dimitrianos	Title deeds: No
Type: Villa	Sale type: Resale
Bedrooms: 4	Parking: Private Uncovered
Bathrooms: 4	
Pool: Private	
Plot: 12841m <sup>2</sup>	

\* 4 Bedroom Villa \* Quiet Country Location \* Countryside Views \* 25km to Paphos Centre \* 20km to the Sea Private Swimming Pool \* Central Heating \* Title Deeds Imminent \*

This private countryside villa is located in the peaceful village of Kannaviou, past Agios Demetrianos village and 25km northwest of Paphos town.

The Villa comprises 3 levels, of which the ground floor of 215.5m<sup>2</sup> includes the living room equipped with a fireplace, fitted Italian kitchen with dining room area, as well as guest WC. In addition, on this level, there is one bedroom with en-suite bathroom and fitted wardrobes.

Leading on to the first floor, you will find the other 3 bedrooms all with en-suite bathrooms and fitted wardrobes. Also, servicing this level is an extra, small kitchenette.

There is provision for Air-conditioning and an alarm system is in place. Double walls; PVC windows and doors.

The basement of 43m<sup>2</sup> includes a separate cava and storage space and also houses the central heating machinery, water tank and boiler.

The total area of the plot is 12,841m<sup>2</sup>, totally fenced in with private swimming pool, approximately 2000 forrest trees and approximately 150 fruit trees. There is an electric water pump for irrigation and also water supply from the nearby dam. A lightning rod is in place.

Kannaviou is a popular location for picnics and is an area of great natural beauty. An added advantage is due to the position of the plot on top of a hill, there is little possibility of being

**Call +357 2695 5554 or email [paphos@cyprus-realestate.net](mailto:paphos@cyprus-realestate.net) for more information**

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overshadowed by other surrounding builds.

Title Deeds for the Land available and new title including the villa imminent. Planning & building permits have been obtained.

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