

Aphrodite Gardens Villa  
Paphos, Cyprus

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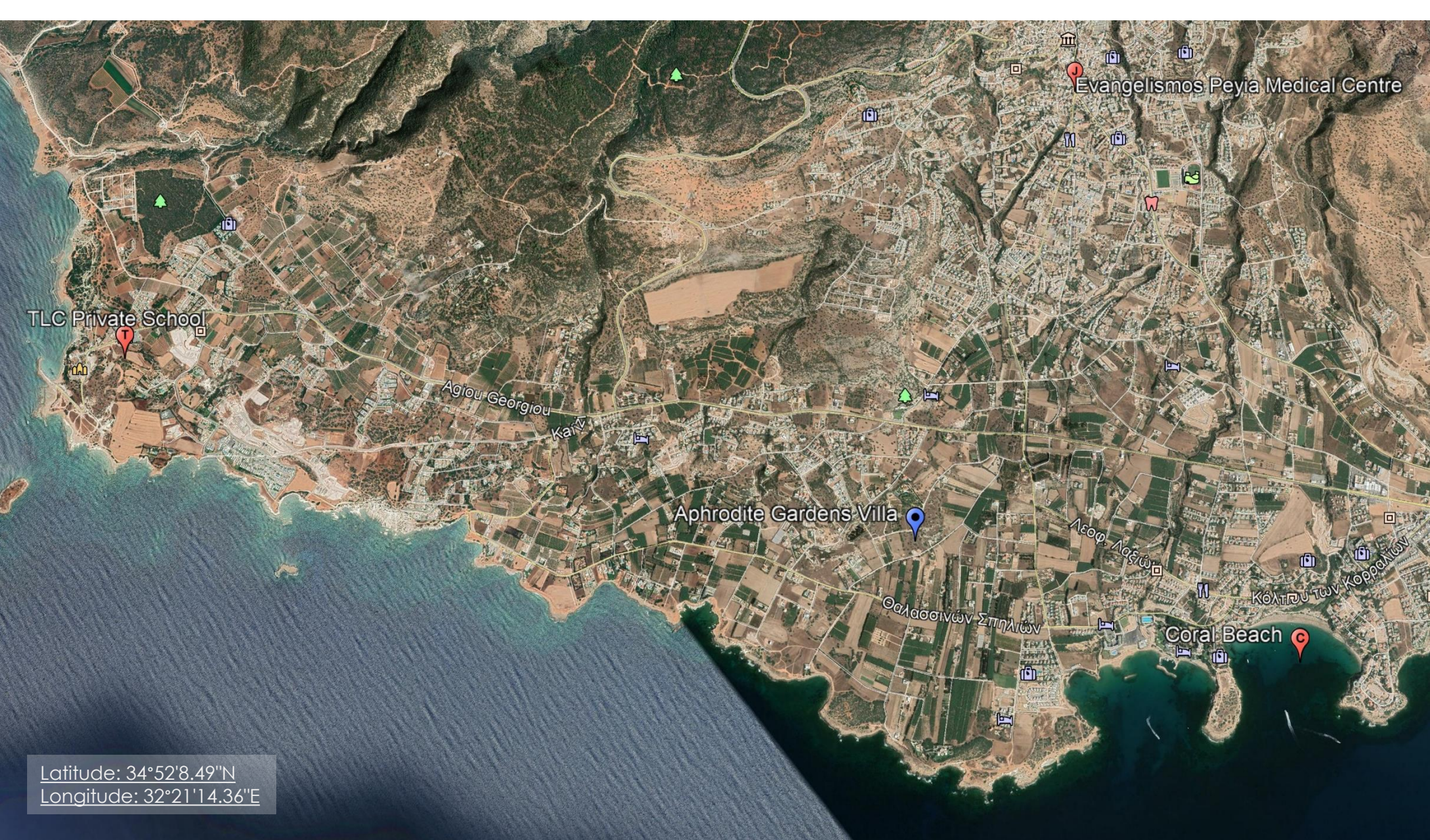
## Project Description

This exquisite 4-bedroom property is located on the west coast of Paphos within the gorgeous region of Seacaves which boasts one of the most spectacular coastlines in Cyprus. It's characterised by its magnificent natural formations and caves which have been formed by marine erosion over thousands of years. This unspoiled tranquil region is just a stone throw from Akamas National park with breathtaking sea views over the Mediterranean. Additionally, it is also just a few minutes' drive to the closest amenities as well as to the famous Coral Bay where you will find the Coral Bay blue flag awarded sandy beaches and just a short walk to the enchanting fishing harbour of St George and its beautiful beach cove. Culture is infused into every detail of this luxury masterpiece. It boasts complete privacy with its 18000sqm grounds, with an optional mini golf and tennis court within. Luxurious style with spacious open plan living interiors, designed to make the most of the beautiful sunshine and amazing views. The modern luxurious finishes complement the architectural concept with an overwhelming sense of luxury sure to truly give you a slice of Mediterranean living.

## Summary Specifications

- 4 Bedroom Smart House Villa of 300 m2 with Large Balconies
- Total Land 18.601 m2
- 500 meters from the sea
- Panoramic Sea and Mountain Views
- 20 minutes' walk to Coral Bay Village and Famous Blue Flag Beach
- Infinity Swimming Pool and BBQ
- Landscaped garden with irrigation system
- Mini Golf (optional)
- Tennis Court (optional)
- Build to high construction standards and top-quality materials
- Freehold property with Title Deeds





Latitude: 34°52'8.49"N  
Longitude: 32°21'14.36"E

Beach 500m	School 2km	Bank 3km	Shop 2km	Airport 30km	Medical Care 3 km
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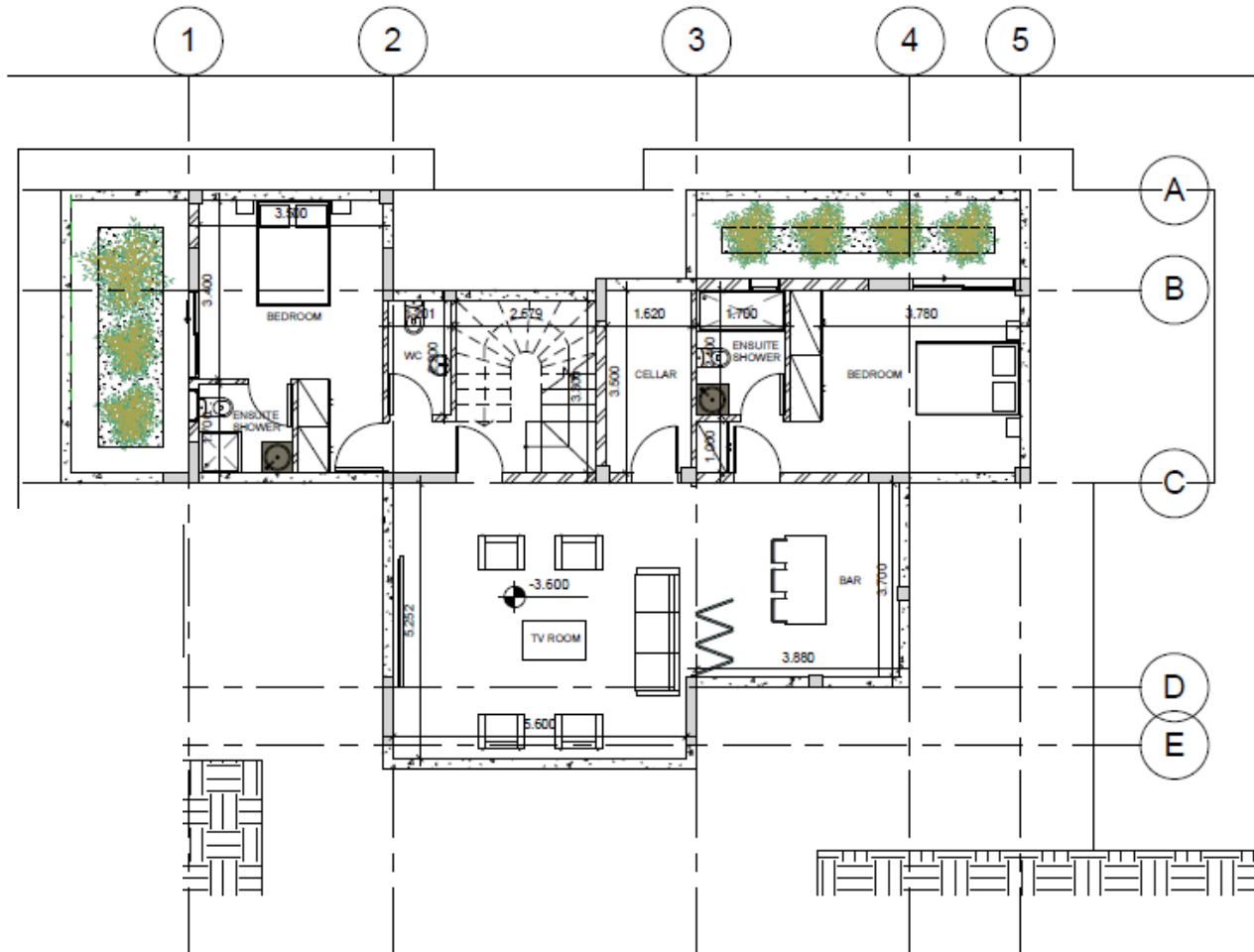
Project Views



Project Views

# Aphrodite Gardens Villa | Plans

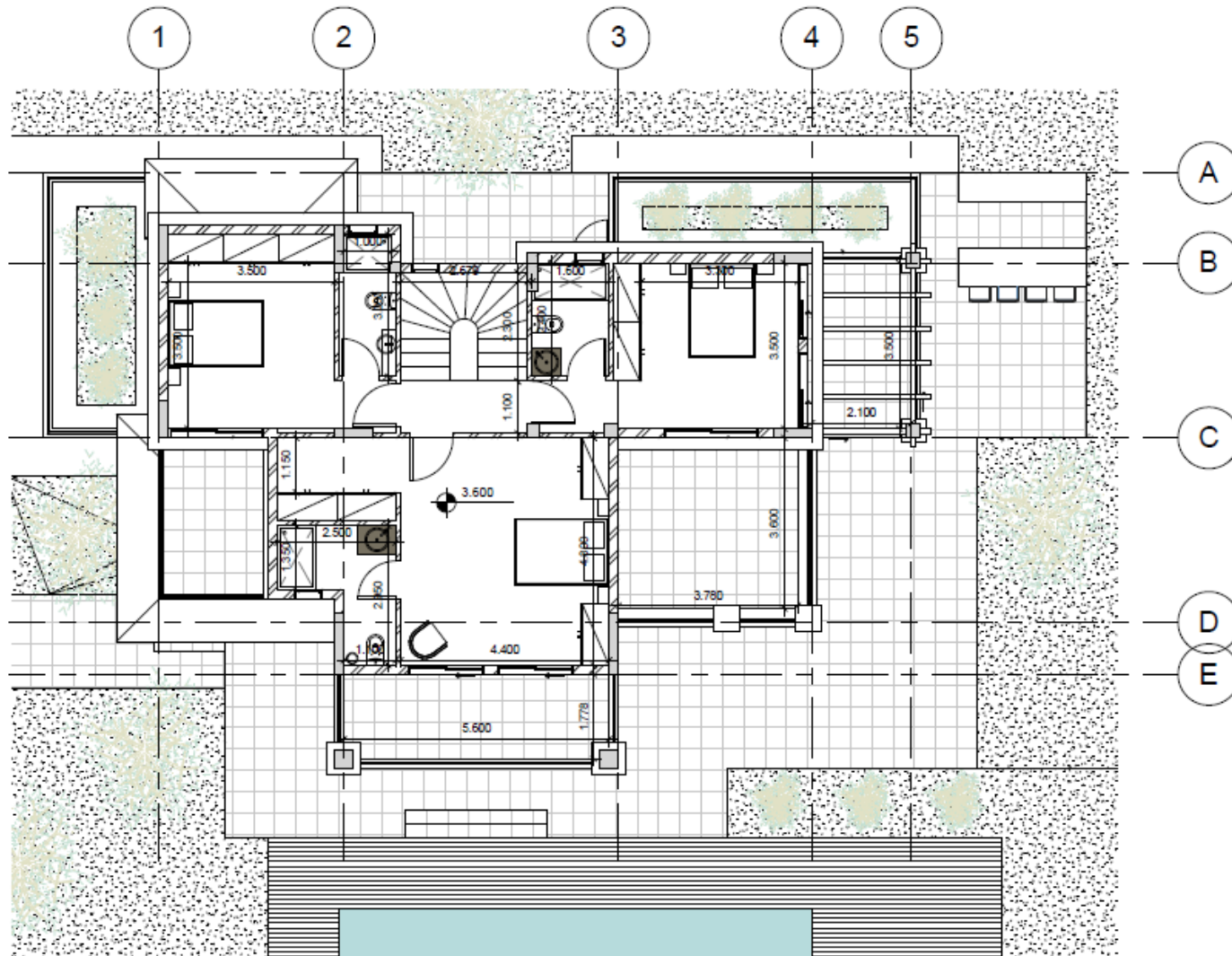
## Basement





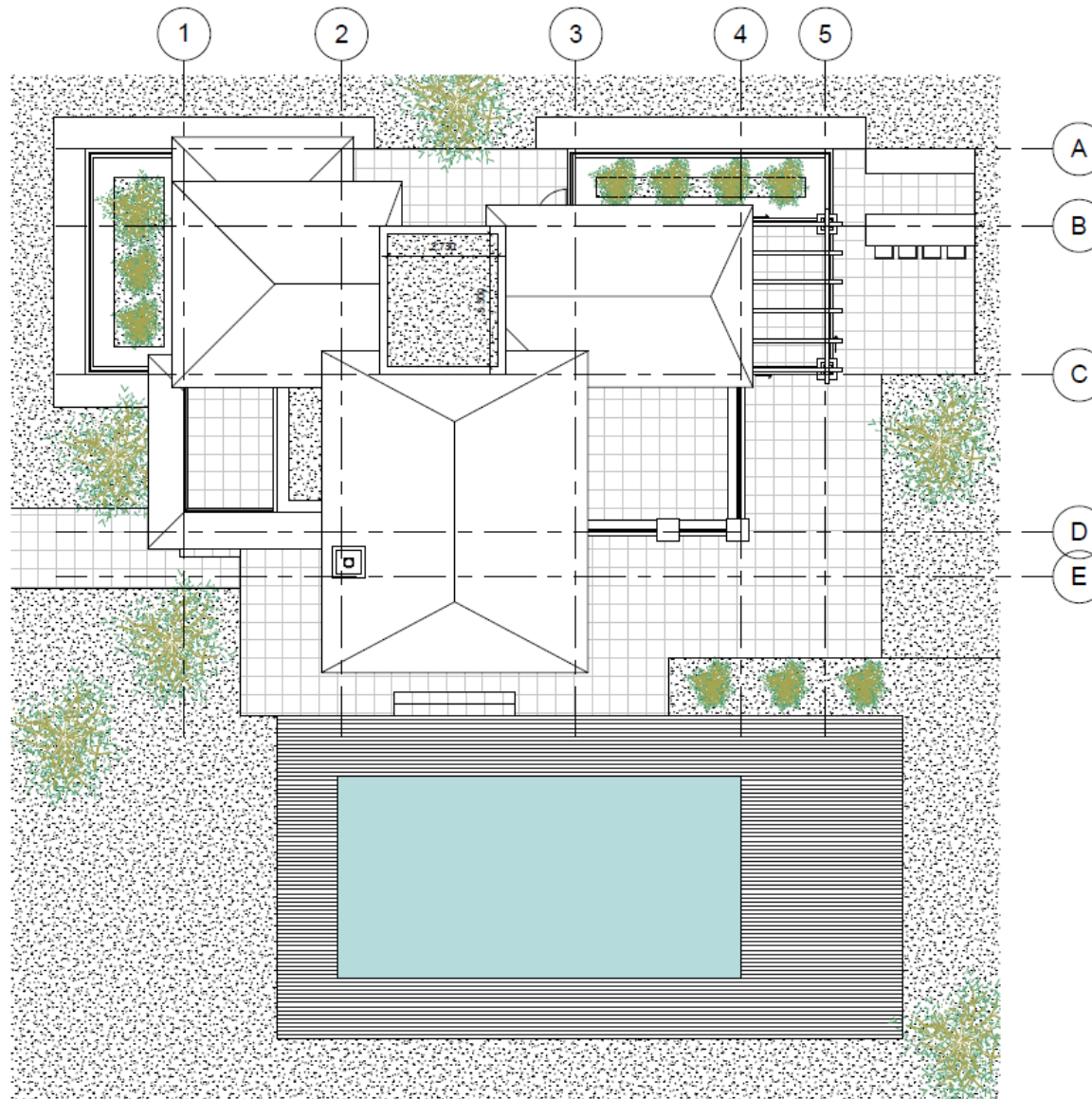
# Aphrodite Gardens Villa | Plans

## First Floor

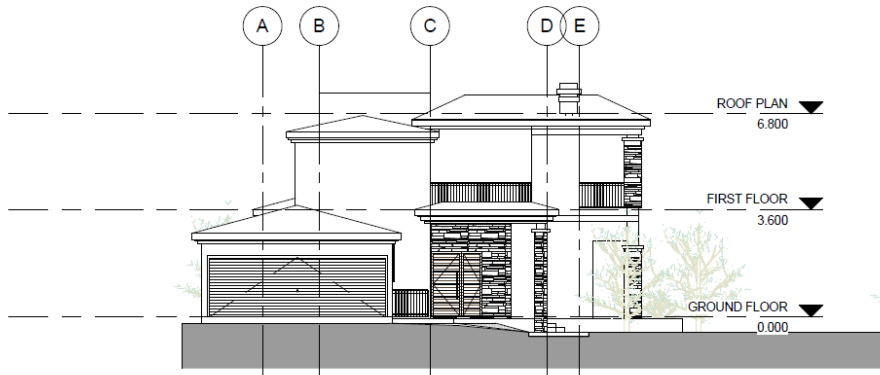
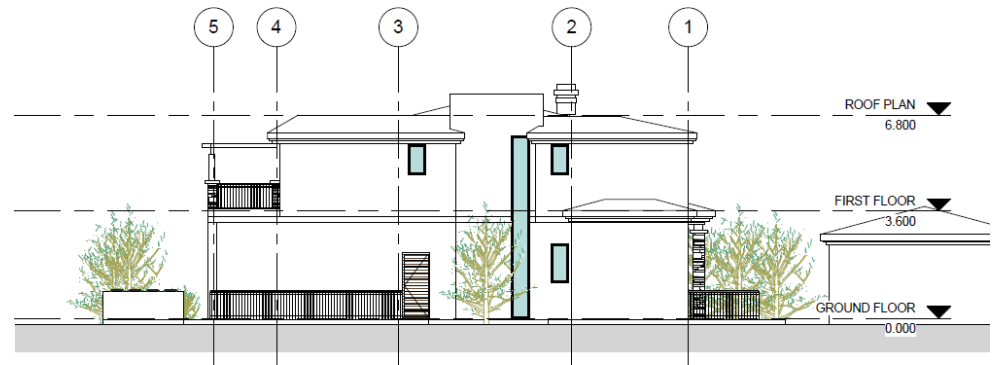
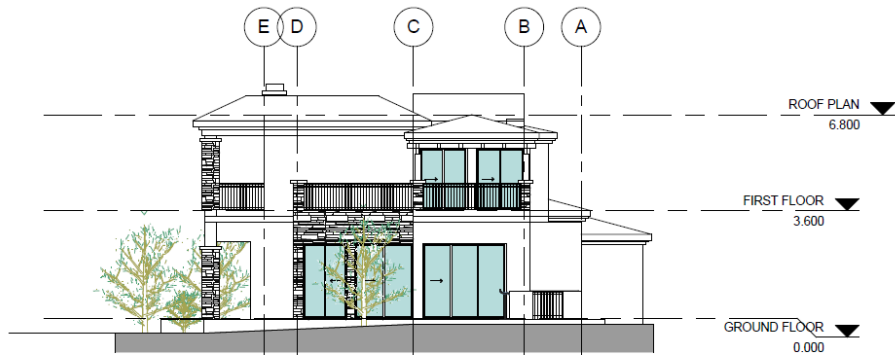


# Aphrodite Gardens Villa | Plans

## Roof Plan



# Aphrodite Gardens Villa | Plans Elevations





## Luxury Villas Finishes

### Internal Features

- Solid Iroko Wood Entrance Door
- Imported Marble on Floors, Stairs and Bathrooms
- Designer Kitchen
- Quality Veneered Wooden Cupboards Doors and Wardrobes
- Granite Kitchen Worktops
- Natural Solid Oak Wood Parquet Floor in Bedrooms
- Double glazed windows with aluminum frames
- Hansgrohe mixers
- Duravit toilets with wall-mounted Geberit flush system
- Under Floor heating (Heat Pump Operated)
- Fully Air-Conditioning- VRV system

### External Features

- External walls will be partly on traditional stone cladding, wood cladding and fair face concrete
- Karisto Flagstone on Verandas and

balconies

- Large Overflow Swimming Pool
- Italian Mosaic Swimming Pool Tiles
- Swimming pool Surrounded by Wooden Decking
- Custom BBQ Area
- Landscaped Lush Garden with Irrigation system
- Spacious Double-Parking area
- Balustrade of Laminated Glass

### Other

- Smart House - Lighting System
- Solar system for heating water
- Pressurized water system
- Top - quality electrical appliances (optional - extra cost)
- Full Branded furniture package (optional - extra cost)



## IMPORTANT NOTES, ASSUMPTIONS AND QUOTATION CRITERIA

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- Upon finalization of design and agreed Architects Preliminary Planning Drawings; a custom drafted Construction Specifications document will be produced specifically, for this property
- Square meter prices can and do vary depending upon property design, type and location. The above figures should in no way infer a standardized and are for guideline purposes only
- The above is subject to Planning Authority Terms & Conditions
- Construction Guarantee for 1 years will be given to the clients by the development company