



## Luxury 3 bed Villa For Sale in Peyia Paphos



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingtalan:	Eladó
Ár:	EUR 750,000

### Elhelyezkedés

Ország:	Cyprus
Állam/Régió/Tartomány:	Pafos
Cím:	Orestiadós, Peyia Paphos
Feladta:	2023. 07. 28.

Leírás:

Luxury 3 bed Villa For Sale in Peyia Paphos Cyprus

Esales Property ID: es5553343

### Property Location

Olive Tree Villa,  
6 Orestiadós,  
8560  
Peyia  
Paphos,  
Cyprus

### Property Details

With its stunning coastlines, historic sites and laid-back atmosphere, Cyprus continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising



part of the world with this excellent property.

This beautiful architect-designed villa is set over 3 floors with approximately 240 square metres (2585 square feet) of living space. Built in 2003, it was designed to take full advantage of the far-reaching views of the sea, countryside and mountains surrounding Peyia and extending to Coral Bay and Paphos.

The open plan living area is located on the top floor and is surrounded on two sides by a generous covered verandah, affording splendid uninterrupted sea views of the Mediterranean to the front of the villa and the mountains to the side. Full-length sliding glass doors lead onto the verandah allowing the magnificent views to be enjoyed from both inside and outside the villa and providing seamless access between the two areas. There is outside seating and dining chairs for eating al fresco.

The top floor living space includes a fully fitted kitchen with built-in appliances, an open dining area seating 6, and a bright and comfortable lounge area with plenty of seating, low tables and internet-enabled TV. A DVD player and sound system are also provided. The kitchen, dining and living room all enjoy far reaching views. Also at this level is a washroom with WC and washbasin.

The verandah overlooks the secluded swimming pool and garden which is filled with fruit trees, fig and olive trees, frangipanis, palm trees and colourful plants and flowers. These provide the perfect setting for enjoying the pool at any time of the day, as well as for outside dining and barbecues. Teak garden furniture, pool loungers and umbrellas are provided. External lighting enables the pool and garden to be enjoyed at night and there is an attractive covered area beneath the villa which can be used for shade in periods of strong sunshine.

The middle floor of the villa contains 3 generously sized double bedrooms, each with its own balcony accessed by sliding glass doors. The master bedroom is furnished with a super king size bed and an en-suite bathroom with bath, mixer shower, WC and washbasin. There are plenty of fitted wardrobes and shelving, together with a good sized chest of drawers, bedside tables with lamps and easy chairs. There is a TV in this room with internet enabled television, allowing access to all UK Freeview channels.

The remaining bedrooms each have 2 twin beds, fitted wardrobes and shelves and sliding full-length glass doors opening on to their own balcony. There is a family bathroom with a shower cubicle, wash basin and WC. All bedrooms have full-length slatted shutters, which can be kept open or closed as appropriate.

The lower ground floor has a washing machine and drying airers and gives access through the back of the villa onto a covered tiled area adjoining the pool. There is a shower room at this level which can be accessed directly from outside without having to go inside the villa.

There are air-conditioning units in each of the rooms, as well as free standing fans. All electric sockets are suitable for UK plugs and appliances. WiFi is provided throughout the villa with a speed of 10 MB.

The villa is ideally placed within the beautiful traditional village of Peyia, with a selection of taverns, restaurants, wine bars and garden cafes. It has a wide selection of facilities such as supermarkets, banks, a bakery, fruit store, pharmacy, doctor and dentist, as well as a lovely traditional church. Within a 5 minute drive is Coral Bay, which has an extensive array of restaurants and bars, as well as a green flag sandy



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beach. Very Close to the Award Winning Coral Beach in Peyia.

Paphos is a 15-20 minute drive from the villa and has a lovely harbour and promenade, great night life, a famous world heritage site of Roman architectural remains and Paphos fort. There are a variety of modern shops and shopping centres as well as traditional markets. Also easily accessible from the villa is the attractive town of Polis, the adjoining fishing village of Laatchi and the traditional village of Kathikas, with its excellent restaurants. Aphrodite's pool is located in the Polis area, as well as some outstanding scenery and walks.

## ABOUT THE AREA

Peyia (also spelt Pegeia) is located 14km north of Paphos Town and sits on the steep slopes of the coastal hills inland from Coral Bay at the southern end of the Akamas Peninsula. This is home to many non-Cypriot residents and due to the size of this popular village you will find most conveniences are catered for. As the largest village in Paphos bordering Kathikas, Akoursos, Kissonerga and the Akamas Peninsular there is plenty to do here including swimming at the renowned Blue Flag awarded Coral Bay Beach.

Set on the gentle sloping hills above the Coral Bay resort, Peyia is an unusual mix of old traditional buildings and way of life with a good sprinkling of incomers who have encouraged some development in the village – particularly influencing the vast choice of food available.

Peyia mixes traditional old with the new build; a growing number of new restaurants and takeaways – and wonderful old Cypriot building which are littered around the imposing Church at the centre of the village. Tourists can walk around the Peyia village centre and see the old watering station which is now part of the pretty gardens in which holidaymakers can sit a while and enjoy the shade of weeping willows and tall Oleander.

## MAiN FEATURES:

- Beds: 3
- Bathrooms 4
- 240m<sup>2</sup> living space
- 500m<sup>2</sup> plot
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Cyprus
- Many excellent sports facilities, fishing, walking and cycling areas nearby
- Kitchen
- Living Room
- Terrace
- Balcony
- Garden
- Veranda



- Swimming pool
- Internet
- Air conditioning
- TV
- Satellite or cable

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## Gyakori

Hálósobák:	3
Fürdőszobák:	4
Kész négyzetméter:	240 nm

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Number of Garages:	1
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## Rental details

Furnished:	Yes
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## Lease terms

Date Available:	
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## További információ

Virtual tour URL:	<a href="https://www.youtube.com/embed/uqnPSS_sz5A?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/uqnPSS_sz5A?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.623
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