

# PARKER BARNES



## €145,000

**Argaka: Ref. ARG731**

Newly completed, this 2 bedroom, both en-suite, townhouse is situated in Argaka within walking distance of the sea and a short, scenic drive to Polis. It has a private roof terrace, lovely views of the sea and Paphos forest, provision for air conditioning units, communal swimming pool and parking.



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## LIVING/DINING (6.5m x 3.5m)

Open plan living/dining area with slide patio doors to front terrace and entrance door.

## KITCHEN (2.9m x 2.12m)

A range of wall and base units, plumbing for washing machine.

## REAR TERRACE

Accessed from kitchen is a private enclosed rear terrace with BBQ and gate leading to swimming pool area.

## GROUND FLOOR CLOAKROOM (2.04m x 0.88m)

Tiled comprising hand-basin and w/c.

## BEDROOM 1/EN-SUITE SHOWER ROOM (2.83m x 2.96m/1.76m x 1.64m)

Fitted light wood effect wardrobes, slide patio doors leading to balcony. Tiled en-suite comprising shower, hand-basin with vanity unit and w/c.

## BEDROOM 2/EN-SUITE BATHROOM (2.83m x 2.83m/1.62m x 1.62m)

Fitted light wood effect wardrobes, slide patio doors leading to balcony. Tiled ensuite comprising bath, hand-basin and w/c.

## ROOF TERRACE

Views of views of the hills and sea. Access via internal staircase.

## FRONT GARDEN

Gravelled and tiled garden area.

## Polis

Polis is located in the North West of the region of Paphos and is 30 minutes from Paphos town, 45 minutes from Paphos airport and less than 2 hours away from Larnaca airport. It is the ideal location for those who appreciate authenticity and seek rest and tranquility in a pleasant and friendly environment, which blends mountains, sea and pretty countryside with a wonderful healthy climate, a mild winter, a particularly warm, clear sea and sandy beaches. Activities such as hiking, cycling, horse riding and golf are catered for with the Tsada Golf Course just 25 minutes away from Polis and a new golf course is planned at Limni, 6 km from the town.

Polis is served by the picturesque fishing port of Latchi with its reputation for excellent fish tavernas, its sea sports facilities and boat rides to the Akamas. However, the great advantage of Polis is its close vicinity to the beautiful Akamas peninsula, a nature reserve area destined to become a National Park. A walk along its nature trails accompanied by the panoramic view of the bay of Polis is a unique and lovely experience.

## Argaka

The coastal village of Argaka is only a short drive from Polis and is a beautiful area with an ideal setting of hills, Pafos forest, lovely beaches and the mediterranean sea. There are proposals for a golf course and marina.

## Parker Barnes

We are an established, highly respected, independent British owned Property Marketing Company, based in Polis. With our experience, knowledge and understanding of the Cypriot property market within Polis and the surrounding areas, we are ideally based to assist our clients in choosing their ideal property. We provide a pressure free approach to buying in Cyprus and offer our clients' guidance at every stage of their purchase and can recommend independent mortgage advisors, lawyers and removal companies to assist with the process. Our aim is to match our clients' individual needs and budget as closely as possible to the perfect property in Cyprus, whether it is for permanent, retirement or holiday home. We appreciate that buying a property abroad is a very individual and sometimes stressful choice, as clients are not only buying a home, but also a lifestyle, and often require considerable support and guidance, throughout the process. Living in the Polis Chrysochous area, our dedicated team have extensive knowledge of the region.

We specialise in resale properties and land but also offer a large selection of new build properties, many of which can be built or adapted to your own specification.

All of our properties are advertised on our regularly updated website, please visit us at [www.parkerbarnes.com](http://www.parkerbarnes.com) or contact us on 00 357 26 323 976 and we will be happy to assist.



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