

# PARKER BARNES



## €450,000

**Argaka: Ref. GIA025**

This magnificent villa is located in a quiet location within walking distance of the beach. Set on a large private plot at the end of a cul de sac this sought after property makes a great investment as a permanent home, holiday home or rental property. Complete with a 10m x 5m pool, carport, beautiful, landscaped gardens, dual air-conditioning units and fully furnished to a high standard. Fully furnished with Full Title Deeds.



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## Carport / Driveway

Gated driveway and covered car port.

## Kitchen / Dining Area ( 7.95m x 3.35m )

Open plan to spacious kitchen/dining area with fitted white units, hob, extractor, oven, double sink, dish washer, washing machine, fridge/freezer included, granite surfaces and breakfast bar. Door to side and large separate utility room ( 2.90m x 1.50m ).

## Living area ( 6.00m x 4.45m )

Double entrance doors open to a large central living area with slide patio doors to front terrace ( 8.90m x 3.90m ), marble staircase and guest cloakroom ( 2.25m x 1.65m ) with hand basin with vanity unit, w/c and window.

## Lounge ( 5.00m x 5.00m )

Double aspect air conditioned lounge with patio door access to the gardens and pool area.

## Master Bedroom /en suite shower room (4.85m x 3.15m / 3.30m x 2.20m )

Dual aspect room with ceiling fan and two sets of slide patio doors leading to front balcony ( 5.40m x 3.00m ) overlooking pool, forest and sea. Tiled en-suite comprising double width shower, hand basin with vanity unit, w/c and window.

## Bedroom 2 ( 3.85m x 3.25m )

Spacious triple aspect room with fitted wardrobes and slide patio doors to stunning balcony with sea and garden views.

## Family Bathroom ( 2.40m x 1.75m )

Tiled, comprising bath with over bath shower, hand basin, w/c and window.

## Bedroom 3 (3.75m x 3.50m )

White fitted wardrobes, slide patio doors to balcony ( 2.60m x 1.20m ) with views of the sea and forest

## Outside and Gardens

Beautiful, established, low maintenance, landscaped gardens with BBQ and outdoor kitchen, pool shower, pool room, external lighting and irrigation system. There is a large part covered seating area to the front of the property accessed from the living area.

## Additional Information

- Quiet location
- Immaculate condition
- Pressurized water system.
- Excellent condition and finished to a very high standard
- Paphos : 50Km
- Restaurants : 1.0 Km
- Shops :2.5 Km

## Polis

Polis is a pretty coastal town in the North West of the island in the region of Paphos, 30 minutes from Paphos town, 45 minutes from Paphos airport and less than 2 hours away from Larnaca airport. It's the perfect location to appreciate authenticity and tranquility in a pleasant and friendly environment, which combines sea, beaches and pretty countryside with a wonderful climate and a mild winter. With an attractive town square, ample selection of shops, supermarkets, banks, restaurants and local hospital, it is well catered for all year round living. Activities such as hiking, cycling, horse riding and golf are catered for with the Tsada Golf Course just 25 minutes away.

It is served by the picturesque fishing port of Latchi with its reputation for excellent fish tavernas, its sea-sport 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.





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