

PARKER BARNES



€550,000

Ayia Marina: Ref. AYI799

Walking distance to the sea and with lovely views of Pafos forest, this imposing three bedroom detached villa in Ayia Marina/Yialia is set on a gated development. Complete with a 10m x 5m pool with Roman steps, carport, beautiful, landscaped gardens, dual air-conditioning units and fully furnished to a high standard. The attractive town of Polis is a short drive away.



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CARPORT/DRIVEWAY

Gated driveway and covered car port.

LIVING AREA 1 (6.06m x 4.46m)

Double entrance doors open to a large central living area with slide patio doors to front terrace (8.9m x 3.9m), marble staircase and guest cloakroom (2.25m x 1.63m) with hand basin with vanity unit, w/c and window.

KITCHEN/DINING AREA (7.93m x 3.36m)

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 (2.9m x 1.5m).

MAIN LIVING AREA (5.06m x 5.01m)

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 (2.9m x 1.5m).

FIRST FLOOR:

MASTER BEDROOM 1/EN-SUITE SHOWER ROOM (4.87m x 3.17m/3.3m x 2.19m)

With ceiling fan and two sets of slide patio doors leading to front terrace and side terrace (5.4m x 3m) overlooking pool.

BEDROOM 2 (3.84m x 3.28m)

White fitted wardrobes and slide patio doors to stunning large terrace (5.4m x 5.4m) with sea and forest views). Tiled en-suite comprising double width shower, hand basin with vanity unit, w/c and window

BATHROOM (2.39m x 1.73m)

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

BEDROOM 3 (3.77m x 3.51m)

White fitted wardrobes, slide patio doors to balcony (2.6m x 1.2) with views of the sea and forest

LANDSCAPED GARDENS

Beautiful, established, low maintenance, landscaped gardens with BBQ and outdoor kitchen, pool shower, pool room, external lighting and irrigation system.

OTHER FEATURES:

- Pressurised water system / • Wooden pergolas to front terrace

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 from Polis and a new golf course is planned at Limni, 6 km from the town. A regular bus service links Polis to Paphos.

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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