



Property Ref: 15 – 2008



NEA DIMMATA

€ 1,200,000

- Type – Beach Front Villa
- No. of Bedrooms – 3
- No. of Bathrooms – 3
- Photovoltaic Energy System
- One Bedroom on the Ground Floor
- Covered Area – 140 m²
- Plot Size – 5,000 m²
- Private Swimming Pool
- Stunning Sea & Mountain Views
- Title Deeds



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This **Beach Front** Three Bedroom Three Bathroom Villa with Simply Stunning Sea and Mountain Views is in the village of Nea Dimmata of Argaka area, Paphos!

Nea Dimmata is a small traditional village with a long stretch of unspoilt coastline, situated away from the more mainstream tourist destinations between the villages of Argaka and the tiny seaside resort of Pomos. The town of Polis is approximately 15 km away.

Situated on a vast private plot covering 5000 sq. m., overlooking the tranquil waters of the Mediterranean Sea, this property offers a peaceful home environment in an enviable beachfront location. With sensational views from inside and outside the property, this is a fine choice for anyone who appreciates the calmness and tranquility of being next to the sea. Nicely finished throughout, the villa also benefits from a Photovoltaic System, helping reduce running costs. Furthermore, there is planning permission in place to extend the property by a further 60sqm.

The ground floor features an open plan layout with living room, dining and kitchen areas. Multiple sets of patio doors allow the space to feel bright and airy, while providing direct access to the garden and Private Swimming Pool. The first bedroom and guest cloakroom with a shower.

On the first floor there are further two en-suite bedrooms, both of which have a bathtub. Spectacular views of the sea can be taken in from each rooms private balcony!

A beautiful garden with mature trees surrounds the property, and offers multiple ways to take full advantage of the glorious Cyprus climate. With a large swimming pool taking Centre stage, an open patio with plenty of space for sunbathing, a covered veranda, and a dedicated barbecue area, this is the perfect outdoor space for relaxation or entertaining. Moreover, for those that love to be by the sea, the beach is within walking distance.

A fantastic opportunity to purchase a Beach Front property in a peaceful, coastal setting. Viewing is highly recommended.
Title deeds available.



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