



Property Ref: 10 - 0074



**EMBA**

**€ 625,000**

- **Type – Villa**
- **No. of Bedrooms – 5**
- **No. of Bathrooms – 4**
- **Provision for Central Heating**
- **Private Driveway**
- **Covered Area – 300 m<sup>2</sup>**
- **Plot Size – 600 m<sup>2</sup>**
- **Private Swimming**
- **Sea Views**
- **Title Deeds Imminent**



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This spacious and well-maintained detached Villa is situated in Emba and is approximately 2km from Paphos City Centre. It has easy access to all local amenities and is just a short drive to the International School of Paphos, ten minutes to the Beach, 20 minutes and 25 minutes to Paphos International Airport.

This modern property consists of five double bedrooms (two of which have en-suite facilities and one with a walk-in wardrobe) and two other bathrooms with vanity storage space.

The property consists of 300m<sup>2</sup>, whilst the plot is 600m<sup>2</sup>. The large open plan living / dining area has high ceilings of approx. 4 meters.

The kitchen is separate and fitted with wall and base units with electric appliances, a pantry and a large seamless Korean fabricated sink and counter top.

Sliding patio doors from the living area lead out to a large covered veranda, a private swimming pool, patio area and a BBQ area with a large traditional clay oven, which makes it perfect for outdoor entertainment.

There is a large basement with its own separate access, storeroom and covered parking. The Property has air conditioning on the ground floor with provisions for the upper floor. There is also provision for underfloor heating on the ground floor and provision for radiators on the upper floor.

There is an office on the second floor with access to the roof, which has Potential to convert it into a roof terrace with breath-taking panoramic views.

The property is fitted with fly screens, shutters and energy efficient Klimalite thermal bricks. Energy efficiency is to be confirmed.

Furniture and white goods are also included in the sale price.

Viewing is a must to fully appreciate this lovely Property!

Title Deeds Imminent.



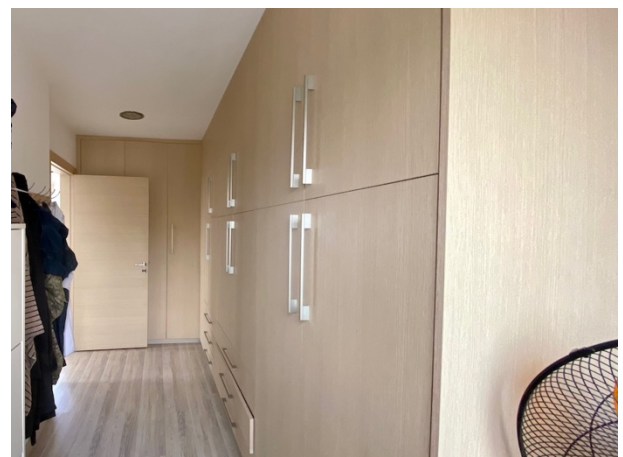
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*Emba is an extremely traditional village situated 135 meters above sea level and is one of the largest villages in Paphos located approx. 4km north of Paphos Town. The ancient church of Panayia Chryseleoussis was built in the 12th Century. Emba has a shop, tavernas, theatre and Cypriot men sit outside their local coffee shops often spilling out onto the streets drinking their coffee, putting the world to right and playing their local board game tavli (backgammon).*





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