

**✚ ONLY 6 Studios Available for Sale on Block I – (Door Numbers: 59, 60, 61, 62, 63 & 64)**



<b>Property Type:</b> Studio Apartment	<b>Floor Level:</b> Ground Floor	<b>Covered Studio Area:</b> 33 m <sup>2</sup>	<b>Complex Plot Area:</b> 4.000 m <sup>2</sup>
<b>District:</b> Paphos	<b>Max. Occupancy:</b> Four persons	<b>Bedrooms:</b> Studio	<b>Swimming Pool:</b> (6mX12mx1.3m) Communal
<b>Location Area:</b> Peyia Village	<b>Furniture:</b> Unfurnished	<b>Bathrooms:</b> W/C & Shower	<b>Outside Garden:</b> Green Areas - 400 m <sup>2</sup>
<b>Built year:</b> 2008 <b>Title deeds:</b> Issued 2013	<b>Air Condition &amp; T.V.</b> Provision for installation	<b>Kitchen:</b> Fully fitted with base and wall units	<b>Parking:</b> Covered, Private, (with exclusive right of using)
<b>Selling Price:</b> €45.000 (incl. VAT)	<b>Communal charges:</b> €32.00 per month (incl. VAT)	<b>Uncovered Studio Area:</b> Balcony with sea view:2m <sup>2</sup>	<b>View:</b> Breathtaking Panoramic View to Sea Coast & Mountains

- ✚ Best sea and mountain views in Paphos.
- ✚ Quiet and stunning location. Ideal for relaxation.
- ✚ 10-12 minute walk to Peyia village center.
- ✚ 5 min. drive to famous Coral Bay Beach holiday resort (only 3Km).
- ✚ Clean and nice sized Swimming Pool. (6mX12mX1.3m deep)
- ✚ A profitable property investment at an affordable price.
- ✚ Quick and easy access from Paphos International Airport. (25Km away)
- ✚ Perfect holiday luxury apartment.
- ✚ ONLY 6 Studios available for Sale - Door Nos: 59, 60, 61, 62, 63 & 64 on Ground Floor of Block I

**SUMMARY**

Our Company, Bonaire Developers Ltd, offers you the opportunity to make a perfect and real gift to yourself, your family, relatives and friends.

Simply, the first step you have to do is to make an appointment to view the property, and purchase one of our luxury studio apartment at an affordable REDUCED competitive price.

The next step is to move in, relax and enjoy your weekends and long term holidays in a lovely spot, set in a quiet, stunning and peaceful location at the wonderful "Peyia Pearl" Residential & Holiday Complex, within the popular village of Peyia.

"Peyia Pearl" Complex is within 10-12 minute walking distance to Peyia village Centre (depending on your age!!).

The famous tourist holiday resort and sandy beaches of Coral Bay are just 5 minute drive away. (Only 3 Km away).

## Detailed information of the luxury studio apartments.

These 33m<sup>2</sup> covered area studio apartments benefit from private covered parking, crystal clean communal swimming pool and garden, breath-taking panoramic sea and mountain views and a quiet and peaceful location, ideal for a full relaxation.

Approaching the building block, the apartment is on the Ground Floor of Block I of the Peyia Pearl Residential and Holiday Complex.

Entering through the front door you enter into the kitchen of the open plan property.

The kitchen has a range of wall mounted and base units with roll top work surfaces over, stainless steel single bowl sink drainer unit with mixer tap over, tiled splash backs, provision for installation of electric oven, electric hobs, and small fridge. Open space for extractor hood and space and provision for plumbing a washing machine.

The kitchen opens into the living area with provision for air conditioning, telephone point and television point.

There is a door to the shower room, and patio doors to the rear elevation leading out to a balcony with unobstructed panoramic sea coast-line views.

The shower room has a shower tray, pedestal wash hand basin, low level WC, 3/4 high tiled walls, and opaque window to the front elevation.

**“Peyia Pearl” Studio Complex** has a clean nice sized communal swimming pool (6m wide 12m long X1.3m deep) with stamped concrete around providing ample sun bathing space. Sanitary treatment and cleaning of the pool is being done twice a week by a pool maintenance contractor throughout the year. There are also communal pool showers and WCs at a distance of 20m from the pool.

By the Swimming Pool terrace you can enjoy the fresh sea breeze and experience the best coastline and Mountain View in Paphos. Reclining on your sunbed and soaking up the sunshine you can get the most efficient sun tanning.

The swimming pool underwater lighting offers you the unique experience to swim and relax underneath the canopy of a twinkling night time sky overcrowded with thousands of stars.

DO NOT FORGET, while you are staying at Peyia Pearl, to use your camera to capture unforgettable moments like the spectacular sunrise, the fascinating sunset and the rugged panoramic view of the whole west coastline of Cyprus.

## Useful Information for the Peyia Area.

Peyia village lies 14Km North of Paphos town and 25 Km from Paphos International Airport, situated on the hilltop near and above the famous beach resort of Coral Bay. The village is popular amongst ex-pats for its wide selection of local amenities including supermarkets, shops, bars, restaurants, D.I.Y. shops, doctors, dentists, medical centres, ambulance centre, veterinary clinic, fitness centre, police station, post office and banks, as well as the amazing coastline views from most positions of the village.

## Interesting places for you to Visit & Explore around Peyia village (all within only 5-30 minute drive).

• Coral Bay Beach, • Go karting race track • Sea Caves, • St. George fishing shelter, • Yeronissos Island, • Avakas Gorge, • Lara Bay Beach (turtle hatchery), • Akamas Peninsula National Park (*try a Land Rover safari or take a long walk in the nature trails*), • Agii Anargyri Natural Healing Spa, • Ayios Neophytos Monastery, • Minthis Hill Golf Club (Tsada), • Paphos Aphrodite Waterpark, • Adonis water spring, • Baths of Aphrodite, • Latchi Harbour (*try a boat trip from Latchi harbour to the crystal clear waters of the Blue Lagoon and Fontana Amoroza!!!*), • Paphos Zoo, • Tombs of the Kings, • Paphos Mosaics House, • Paphos Harbour.

To arrange for an appointment to view the property, please,

email us on: [karaland@cytanet.com.cy](mailto:karaland@cytanet.com.cy)

or Call Andreas on Mobile phone: 00357 99 635864.

Our contact address: 25 Skoutaris Road, 3060 Peyia, Paphos, Cyprus.

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**PICTURES**



**PEYIA PEARL SWIMMING POOL**





