

## Exclusive Villa No. 5



This villa is on a residential development of exclusive villas completed in 2007 and located in Coral Bay, Paphos. The villa is 200m from the sea, 10 minutes' walk to a "Blue-Flag" sandy beach and 2 minutes' walk to restaurants, supermarkets, and other amenities in the area.

The villa is designed thoughtfully with upgraded specification and quality finishes, landscaped gardens and a private swimming pool.

The villa is freehold and has title deeds, it is not subject to VAT and is applicable for a 50% reduction in transfer fees. The villa is not a Re-sale property.

The villa is ideal both for living or as an investment. There is a contract for holiday rentals with a large United Kingdom agency and the villa attracts a gross income of approximately €22,500/per year making it an ideal investment. The rental contract can be easily transferred to the purchaser.

Bedrooms:	3
Bathrooms:	3
Plot Size:	490m <sup>2</sup>
Covered Area:	142m <sup>2</sup>
Verandah Covered Area:	12m <sup>2</sup>
Uncovered Verandah:	44m <sup>2</sup>
Garage	21m <sup>2</sup>
Swimming Pool (Liner):	8 x 4m
<b>Total Covered Area:</b>	<b>175m<sup>2</sup></b>







