



# VENUS BEACH VILLA

## Plot 1

*Latchi Polis*  
*Cyprus*



# VENUS BEACH VILLAS

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Latchi Polis  
Cyprus

### BEACH FRONT VILLA 4 BEDROOM PLUS 2 ADDITIONAL ROOMS



#### The Property

The style of our spacious beachfront home is reflected in the open floor plan, offering great versatility and with mesmerising views creates an enchanting environment for easy, relaxed waterfront living. Conveniently located near fine restaurants, marina, boutique shopping and a short distance to the nearest golf course, this extraordinary property is just minutes away from the picturesque town of Polis. Boating and fishing enthusiasts will appreciate Latchi marina with its variety of water sport facilities.

This substantial four-bedroom villa is positioned on a large plot leading directly to the water's edge. The property enjoys, spacious, light-filled living and entertaining areas, en-suite bathrooms to all bedrooms, generously sized balconies, magnificent roof garden and an infinity pool all set in large private gardens making Mediterranean indoor and alfresco living a real delight. In addition, the large basement offer two extra rooms for entertainment, study or gym.



**Front line luxury property**



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**BEACH FRONT VILLA**  
**4 BEDROOM PLUS 2 ADDITIONAL ROOMS**  
**Exclusive location**



### Specifications

**Plot Size - 1190 Square Metres**

**Total Covered Area - 306 Square Meters**

**Covered Verandas - 4 Square Meters**

**Uncovered Verandas - 102 Square Meters**

**Vanishing Edge - 6.5 x 9 Meters**

**Technologically advanced under-floor heating system**

**Feature wood burning fireplace**

**Roof Garden with Jacuzzi provision**



**Workmanship Guarantee**



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**Front line luxury property**



### The Area

The Akamas Peninsula is one of the last remaining natural areas on the island and is protected by UNESCO. You can swim, cycle, walk and explore this beautiful area of the island and not be disturbed. It is the most westerly point of the island, covering approximately 230 square km and is where you will find a wild untouched landscape, amazing natural beauty, deep gorges, stunning sandy bays and of course many hundreds of plant and bird species, mammals and reptiles. During spring the area is ablaze with flowers and the scent of anemones, orchids and jasmine are heavy in the air.

The harbour and marina of Latchi boasts an array of fish restaurants which would excite the palate of most discerning gourmets. Polis town is well served with an extensive choice of shops, supermarkets, banks, schools, medical services and fine restaurants. Polis Square is set around a pedestrian plaza hosting a daily market. As the sun sets the market is transformed into a series of pavement cafes serving delicious local dishes, fresh fish and meze.



# Modern Kitchens



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**BEACH FRONT VILLA**  
**4 BEDROOM PLUS 2 ADDITIONAL ROOMS**  
**Stunning Sea and Mountain views**



### Guarantees

**Guaranteed title deeds**

**12 month workmanship guarantee**

**10 year structural guarantee**

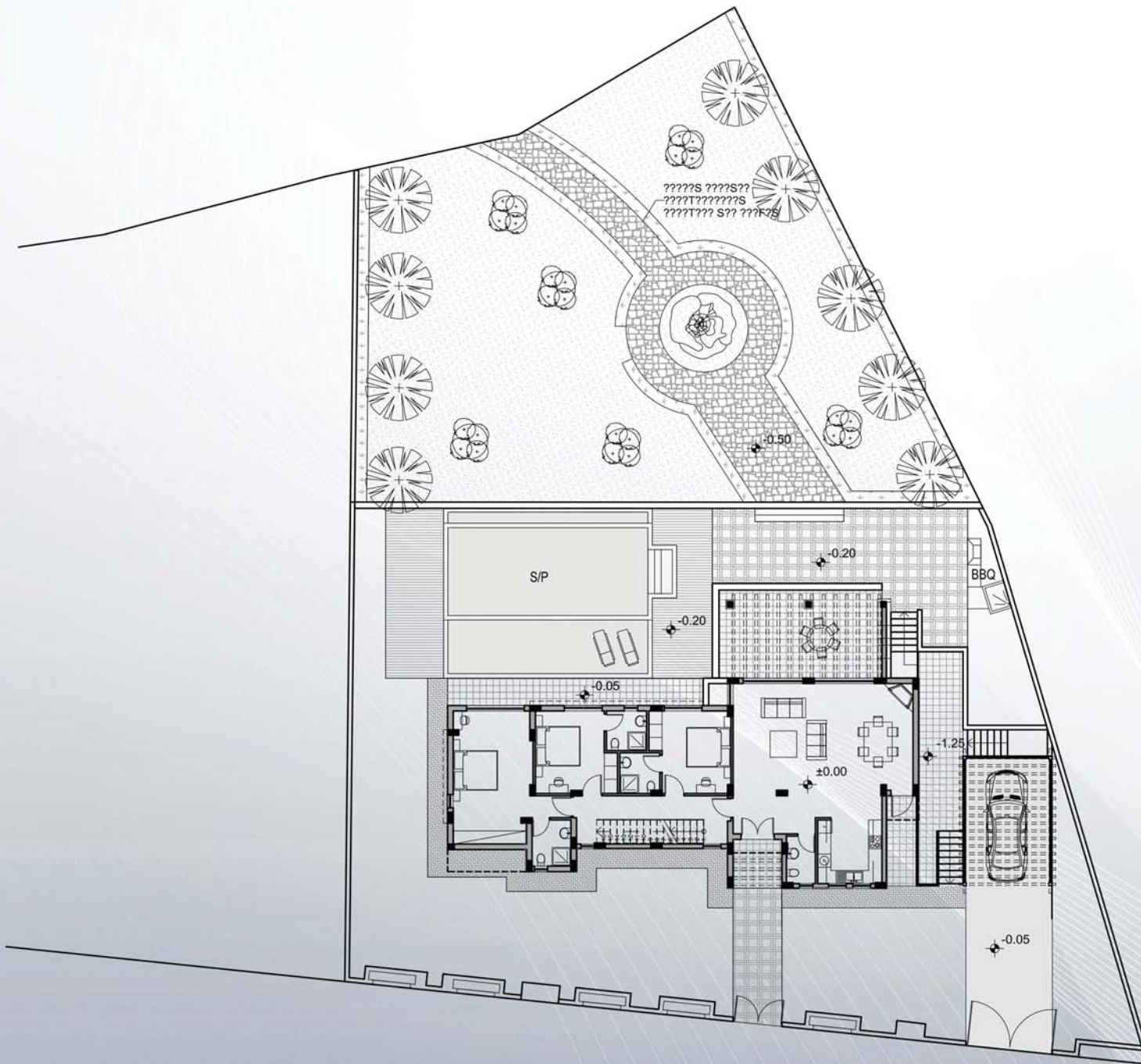
**Tailored payment terms**

**After sales service**





**Fantastic Views**

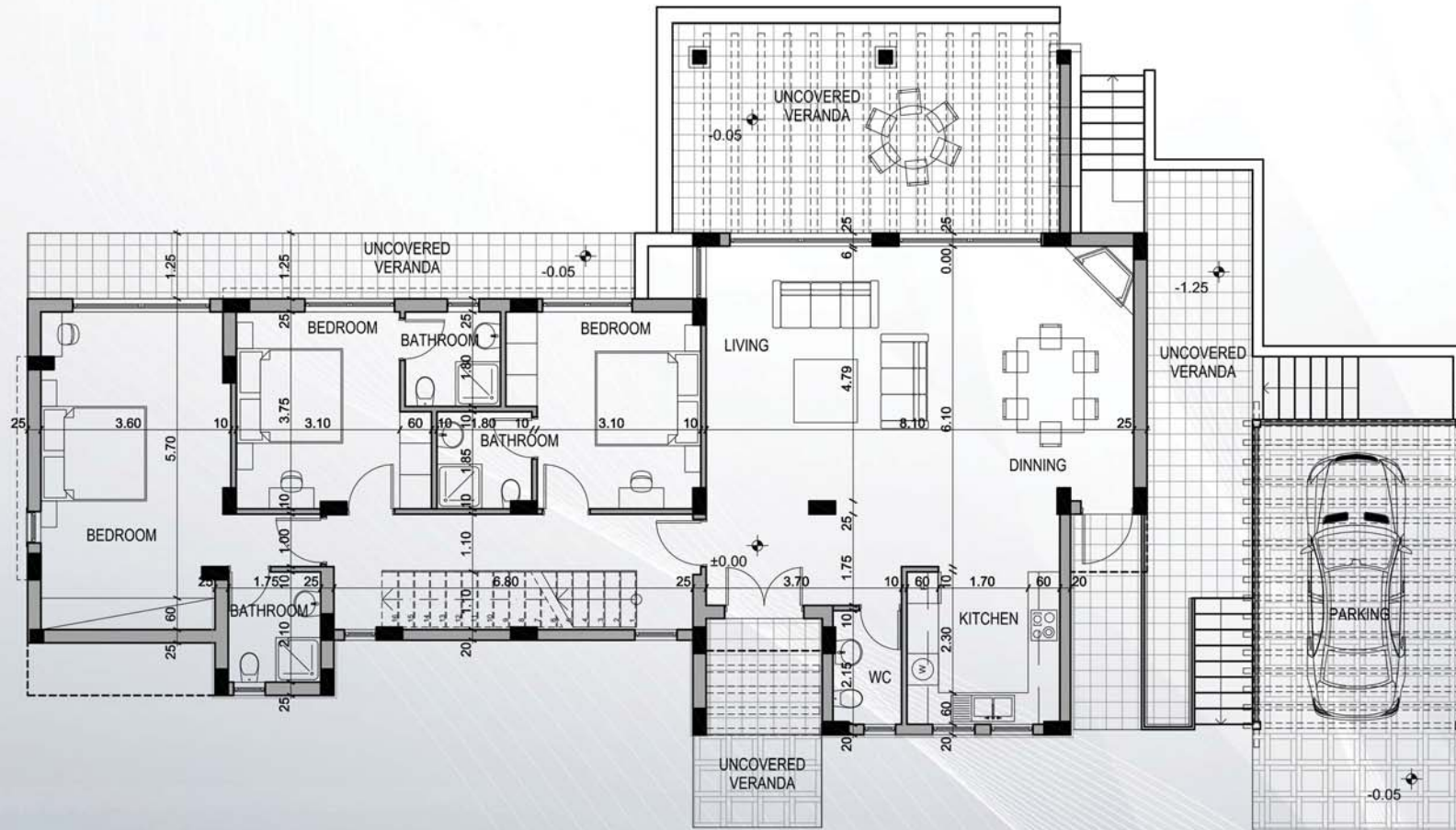


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 ΣΕΠΤ. '16  
 ΚΥΜΑΚΑ  
 1:200

ΑΡ. ΣΧΕΔΙΟΥ  
**A0**

ΧΩΡΟΤΑΞΙΚΟ

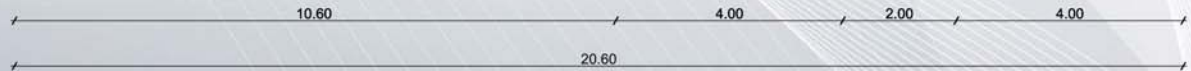
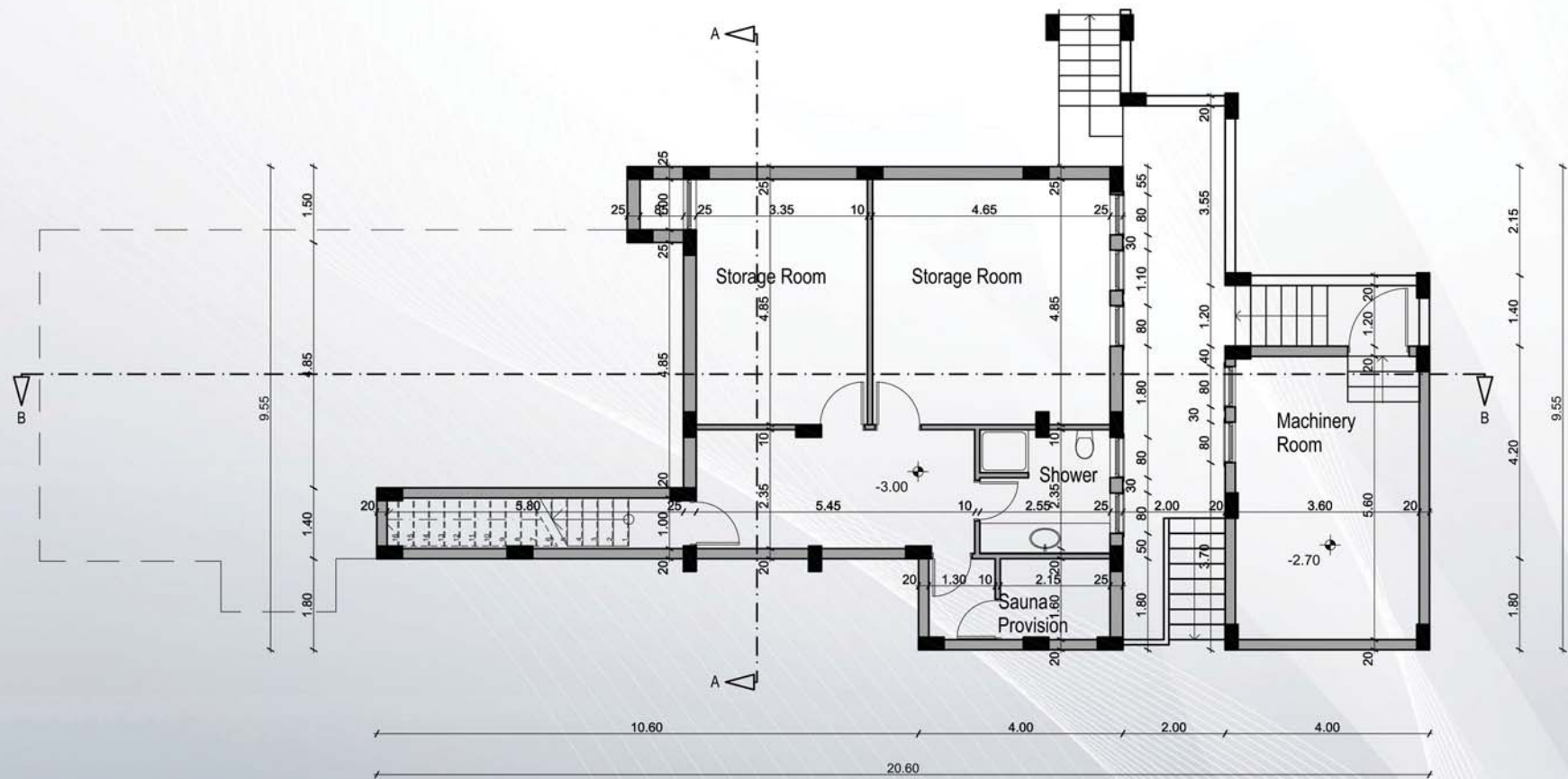
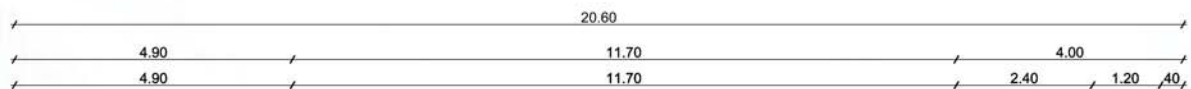
Venus Beach Bungalow No 1 Site Plan



Venus Beach Bungalow No 1 Ground Floor

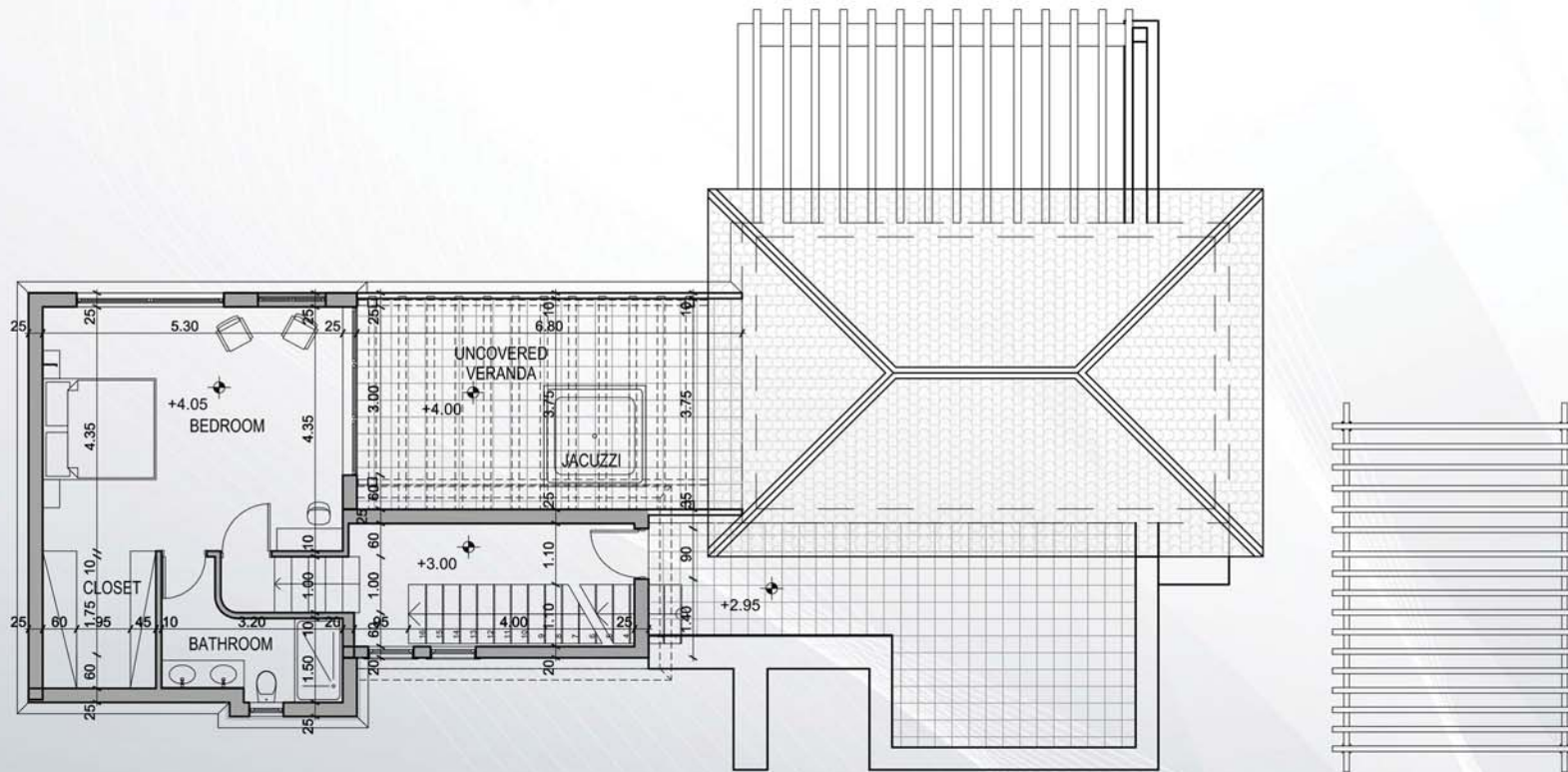
ΗΜΕΡΟΜΗΝΙΑ	ΑΡ. ΣΧΕΔΙΟΥ
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ΚΑΤΟΨΗ ΙΣΟΓΕΙΟΥ



A.M. 130916	
ΗΜΕΡΟΜΗΝΙΑ	ΑΡ. ΣΧΕΔΙΟΥ
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ΚΑΤΟΨΗ ΥΠΟΓΕΙΟΥ



Venus Beach Bungalow 1 Roof Plan

ΗΜΕΡΟΜΗΝΙΑ  
ΣΕΠΤ. '16  
ΚΛΙΜΑΚΑ  
1:100

ΑΡ. ΣΧΕΔΙΟΥ  
**A3**

ΚΑΤΟΨΗ ΟΡΟΦΟΥ





**SITE PLAN**



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