Aphrodite Hills Resort - 3 Bedroom Superior Villa III

Region: Aphrodite Hills Resort **Sleeps:** 6

Overview

It's rare for a villa of this category to be within walking distance to the bustling heart of the 5-star Aphrodite Hills Resort (https://www.oliverstravels.com/cyprus/paphos/aphrodite-hills-resort/). This beautiful 3 Bedroom Superior Villa promises a refined escape for families or friends seeking comfort, privacy and effortless access to world-class amenities.

Step inside the detached villa to discover an airy, open-plan living space designed for relaxed, sociable living. Soft, inviting seating, a large-screen TV and a stereo system set the tone for laid-back evenings, while the sleek dining area and well-equipped kitchen ensure mealtimes are enjoyable. Two sets of patio doors lead to a covered outdoor lounge and dining terrace, perfect for al-fresco lunches or drinks on warm summer evenings.

The ground floor hosts a flexible bedroom (that can be made up as a double or twin) with a nearby shower room, ideal for guests preferring single-level access. Upstairs, the master double/twin enjoys a private balcony overlooking the pool, garden and distant sea, along with an en-suite bathroom. A third bedroom, equally adaptable, shares this level with a bathroom, making Villa Theros a thoughtful layout for both families and couples.

Outside, a generous swimming private pool with Roman steps is framed by spacious sun terraces and a lawn scattered with native trees and verdant shrubs. Whether swimming lengths or dozing with a book in the afternoon heat, the space invites every kind of relaxation.

Aphrodite Hills Resort offers an exceptional holiday lifestyle. Guests are within walking distance of championship golf, tennis and football academies, a









luxurious spa and a tempting array of shops and restaurants. The resort's blend of leisure and elegance makes it a sought-after destination on the Cypriot coast.

From sunsets on the balcony to easy mornings by the pool, Villa Theros is your key to an effortless Mediterranean escape.

Facilities

Wellness • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Watersports • Tennis Nearby • Cycling • Scuba Diving • Boat Trips • Historical Sites • Villa • Golf Villa • Onsite Restaurants • 24hr Reception • Padel • Excursions Available • Kids Club Available • Beach Club Available • Ideal for Kids • Air-Con • Private Pool • Fishing • Has Discount • Has Offer • Ideal for Teens • Cots (Cribs) • Chef/Cook Available • Special Offer • Heated Pool • Beach Nearby • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Safety Deposit Box • Spa Treatments Available • Breakfast Available • Bathroom Toiletries • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









The Villa

This property is a beautiful 3-bedroom detached villa with a private swimming pool and spacious terrace, located around a 10-minute walk from the resort's golf clubhouse and village square restaurants.

Ground Floor

- Open-plan living and dining area with sofa, armchairs, TV, stereo system and dining table. Two sets of French doors open to large covered patio with al-fresco dining area and outdoor lounge
- Open-plan kitchen, well-equipped including fridge-freezer, dishwasher, microwave, filter coffee machine, hob, electric oven and washing machine
- Bedroom with twin beds (zip and lock style, can be joined as a double)
- Bathroom with shower cubicle, sink and WC

First Floor

- Master bedroom with twin beds (zip and lock style, can be joined as a double) and doors leading to balcony with distant sea view. En suite bathroom with bath, sink and WC
- Bedroom with twin beds (zip and lock style, can be joined as a double)
- Bathroom with bath, sink and adjacent WC

Outside Grounds

- Swimming pool (10x5m with Roman steps). Can be heated for a supplement during certain months (pool heating must be pre-booked in advance)
- Poolside terrace with sun loungers
- Covered patio with al-fresco dining table and outdoor lounge
- Barbecue
- Lawned area and garden with plants and trees
- Private parking space

Other Facilities

- Ironing facilities
- Stereo system

Location & Local Information

Set in the hills above Cyprus' sparkling coast, Aphrodite Hills Resort is a haven of relaxation and refined living. With panoramic views of the Mediterranean and rolling fairways, this award-winning destination blends serenity with sophistication.

This 3-Bedroom Superior Villa enjoys a rare, prime location just 800m from the resort's heart – within walking distance of the golf course, restaurants, and amenities, unusual for its category.

At the centre lies the lively village square with mini-market, cafés, and dining options. Nearby, the championship 18-hole Aphrodite Hills Golf Course winds through the landscape, while the award-winning Retreat Spa offers world-class treatments.

Families are well catered for with a pre-bookable Kids Club (ages 3–12) and playground, plus activities including tennis, basketball, football, horse riding, hiking, and cycling. Most facilities incur additional charges, though some discounts apply.

The resort also has a seasonal beach club (May–October) around 15 minutes away, ideal for snorkelling, swimming, sun loungers, showers, and relaxed dining.

Beyond the resort, guests can explore the ruins of Kourion, stroll the cobbled streets of Paphos Old Town, tour Troodos Mountain wineries, or enjoy boat trips, watersports, fishing, jeep safaris, and more.

Local Amenities

Nearest Airport	**Paphos International Airport (16km)**
Nearest Restaurant	**In-resort (800m)**
Nearest Supermarket	**Mini-market in-resort (800m)**
Nearest Golf	**18-hole course in-resort (700m)**
Nearest Tennis	**In-resort (1.1km)**
Nearest Village	**Kouklia (7.5km)**
Nearest Town/City	**Paphos (25km)**
Nearest Beach	**Aphrodite's Rock/Bonamare Beach (3.5km/15km)**









What we love

- A detached villa with impressive interiors, a gorgeous swimming pool and verdant garden with Cypriot plants and trees
- You can catch a glimpse of the sparkling Mediterranean from the master bedroom's balcony – a romantic spot to watch the sunset
- Ideal for families or friends, all three bedrooms have their own bath/shower room and can be made up as twins or doubles
- It's fantastic to be within walking distance of Aphrodite Hills Resort's main facilities such as restaurants, the golf clubhouse, tennis academy and award-winning spa

What you should know...

- All resort facilities, including day passes for the hotel, are subject to a fee and subject to availability at the time of booking.
- For stays from October to May (excluding December to February), the swimming pool can be heated for an extra charge with advance notice - please see the "T&Cs" tab for further information.
- Even though the in-resort facilities are mostly a short walk away, car hire is recommended to be able to fully explore the region.

Terms & Conditions

- **Security deposit:** A credit card pre-authorisation will be required upon arrival.

- **Arrival time:** 2.00 p.m. Guests will be escorted to their villa from the main Rentals Reception.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes. Please note electricity consumption is monitored and in the occurrence of excessive use, guests will be charged upon departure.

- **Linen & towels included?:** Yes.

- **Other Ts and Cs:** A cot and highchair can be requested. Other baby equipment can be provided on request via an external company - please enquire for more details and prices. All resort facilities, including day passes for the hotel, are subject to a fee and subject to availability at the time of booking. Some facilities at the resort are subject to winter closure (November to April), due to prevailing weather conditions and seasonal demand. Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Other Cleaning:** Mid-stay clean (for 7 nights or more) also included.

- **Minimum stay:** 2 nights (Nov–Mar), 4 nights (Apr–Oct), 5 nights (Jul&Aug, bank holidays & half terms)

- **Pool heating charge?:** Should you require the pool to be heated, there is an extra cost due which depends on the pool size and fuel consumption and should be requested upon booking. The additional charge will need to be paid to OT prior to travel. Please note that the pool heating may not be available in certain months and like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.