

# 5 Bedroom Detached House For Sale

**€2,000,000**

Pervolia, Larnaca  
New Build

## Key Facts

- 5 Beds
- 5 Baths
- 321 m<sup>2</sup> Covered Area
- 1,025 m<sup>2</sup> Land Size
- New Build
- Under construction
- Title Deed: Available

**ID: 11891**



## Indoor Features

- Air Conditioning
- CCTV system
- Central Heating
- Covered Parking
- Electrical Appliances
- Fitted Kitchen
- Guest Toilet
- Jacuzzi
- Master Bed
- Open-plan
- Playroom
- Security System
- Under Floor Heating
- Utility Room
- Ventilation System
- Video entrance system
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Electric Shutters
- Landscape Garden
- Photovoltaic System
- Private pool
- Solar System

## Description

This VIP sea front home is situated on one of the most idyllic coastal locations of Cyprus and consists of small number of detached luxury villas.

These prestigious residences they offer a unique location being only few meters away from the beach while enjoying the calmness of its surroundings.

The reputable builder of this project is well known that gives great emphasis on the quality of its constructions, making no compromises along the way. This Beachfront Residence is no exception and are built under the highest quality standards. At the same time, the finishing touches of each project are as important as its construction, as they bring out the beauty and glamour of each property. Modern design is evident in every single detail, from the Italian kitchens to the beautiful marble floorings and the stylish fixtures and fittings.

Each residence enjoys large net garden of 850 to 1200 m<sup>2</sup> and patio area with private infinity swimming pool, while its roof garden offers an undistracted 360° view of the crystal Mediterranean waters as well as the picturesque surroundings. The outdoor ambiance and facilities of these properties help getting the most out of the warm

weather of the Mediterranean climate, with close to 340 days of sunshine, a year. At the same time technology and automation is another key feature of this Beachfront Residence. The residencies are provided with a central VRV air-conditioning system, central sound system and lighting control systems, all capable to expand and enlarged to what a contemporary demanding customer wishes to enjoy.

Furthermore the swimming pool location and its' overflowed construction offers an unobstructed sea view and luxurious mythical usage in a garden that can be designed and constructed by a reputable designer's gardener specialist.

### Key Features

\*According to the design parameters of this villa and due to the quality of the materials used for its construction, the villa is classified as a Class 'B' building ( Building Energy Efficiency).

\*Reinforced Concrete Structure

\*Thermal insulated external walls

\*Modern Stylised Floor Finishes

\*False Ceilings

\*Expandable Fitted Wardrobes

\*Italian Style Kitchen with granite worktop

\*Central Heating

\*VRV Central air-conditioning systems

\*Pressurised Water Systems

\*Stainless Steel Solar Heater

\*Double glazed windows

\*Home Cinema

\*Centralized lighting system

\*Expandable Centralized sound system

\*Roof Garden

\*Jacuzzi

\*Private Covered Parking area

\*Remote controlled private access

\*Private covered parking area

\*BBQ area

\*Landscaped gardens

\*Automatic Irrigation System

Breakdown of Dimensions of this villa:

Plot Area: 1,025m<sup>2</sup>

Covered area: 321m<sup>2</sup>

Roof Garden and uncovered verandas: 112m<sup>2</sup>















