

# 6 Bedroom Detached House For Sale

**€4,200,000 Negotiable**

Agios Georgios, Peyia, Paphos

## Key Facts

- 6 Beds
- 9 Baths
- 588 m<sup>2</sup> Covered Area
- 2,500 m<sup>2</sup> Land Size
- 170 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 730m<sup>2</sup>
- Title Deed: Available

**ID: 22526**



## Indoor Features

- Air Conditioning
- Basement
- CCTV system
- Central Heating
- Conference room
- Covered Parking
- Electrical Appliances
- Fitted Kitchen
- Furnished
- Guest Toilet
- Master Bed
- Open-plan
- Pet Friendly
- Playroom
- Security System
- Under Floor Heating
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Double Garage
- Electric Shutters
- Landscape Garden
- Photovoltaic System
- Private pool
- Rear Garden
- Roof Garden
- Solar System
- Uncovered Parking

## Description

Magnificent Villa for sale in Ayios Georgios, Peyia with clean title deed!

Contemporary Design

3 levels with a total covered area of 588m<sup>2</sup>!

Land size Plot of 2,500m<sup>2</sup>.

6 bedrooms

9 bathrooms

170m<sup>2</sup> of Additional Covered verandas

730m<sup>2</sup> of Uncovered verandas (Roof Terrace of circa 40m<sup>2</sup>)

Basement 19.50 m<sup>2</sup>

Parking Space 48.00 m<sup>2</sup>

Large INFINITY swimming pool

The house is custom-designed to deliver an ultimate personal retreat as a Mediterranean heaven. The ground floor offers an abundance of private living space inside and out, whilst the sliding windows of the terraces merge seamlessly with the garden and the inviting pool and offering also picturesque outlook to the green area.

The gourmet kitchen is equipped for any challenge ( Miele and Gaggenau kitchen appliances )! Furthermore, there are 3 bedrooms with en-suite, while the one can be separate living quarters for guests as it has an integrated kitchenette. On the same floor, there is a laundry pantry room also.

At the rear of this wonderful home, there is a station room that houses all automation, music, security and telephone systems.

Next to the station room, there is a room with inbuilt wardrobes.

Two showers and WC service the ground floor sitting and pool area.

On the first floor, there are 3 bedrooms, one of which is the master bedroom with en-suite wardrobe and bathroom and another two bedrooms with a shared shower and steam bath.

On the top, there is a roof garden which can be accessed by elevator or stairs.

A small indoor kitchenette at the top.

Provisions for jacuzzi on the roof garden.

Echo Friendly Technology

Smart home automation system, Audio, video, lighting, and shading by LUTRON

Internal Elevator

Travertine and Aleppo marble form part of the character of this property in relation to the natural elements around Solid wood Irocco staircase

Irocco parquet on the first floor

Hand made carpentry by a local master craftsman

Built-in wardrobes throughout with plenty of storage space

High-quality sanitary fittings

VRV system for cooling and heating, separate for two floors

Underfloor heating separated into zones

Ceiling fans

Cameras indoors and outdoors and a security alarm system

Strong room vault

Photovoltaics and solar panels

Electronic remote control entrance gate

High spec Double glazed thermal insulated windows and doors Tempered Glass rails

A licensed well in the garden pumps water to the automated irrigation system for the garden

Outdoor's shower area & BBQ/Bar area

Automatic watering system for the lovely garden

For more information and a private viewing please contact us.

\*Video walkthrough of this stunning home is available on request\*





































