



## Ultimate Luxury: Seaside Villa with Private Pool and Stunning Views!

From  
**£1,525,000**

### About the property:

Discover the epitome of luxury living with this exclusive seaside villa, nestled on a sprawling 1860 m<sup>2</sup> plot just 80 meters from the beach. Boasting 420 m<sup>2</sup> of elegantly designed living space, this property offers a perfect blend of opulence and comfort. The main villa has 3 bedrooms and 2 bathrooms, big open plan kitchen and living room as well as an utility room, complemented by an guest house with its own bedroom and bathroom, provides ample space for family and guests. The meticulously maintained summer and winter garden, enriched with around 25 mature fruit trees, creates a serene oasis, while the 10×5 private pool invites you to relax and enjoy the Mediterranean climate. With a dedicated toilet and shower in the garden/pool area, convenience is at your fingertips.

This villa is not only about luxury but also about functionality and security. It features two water wells, ensuring a reliable water supply, and a closed two-car garage for your vehicles. The property is equipped with a 3-phase electric infrastructure, CCTV, and alarms, ensuring peace of mind. The mature garden, with its lush greenery and vibrant fruit trees, provides a picturesque setting that is further enhanced by the breathtaking sea and mountain views. Whether you are lounging by the pool, strolling through the garden, or enjoying the spacious interiors, this villa promises an unparalleled lifestyle.

Situated just a short walk from the beach, this villa offers the perfect combination

of privacy and accessibility. The auxiliary house adds versatility to the property, making it ideal for hosting guests or creating a separate living space. Embrace a life of luxury, comfort, and convenience in this magnificent seaside villa, where every detail has been thoughtfully designed to provide the ultimate living experience.

## Features:

- 420 m<sup>2</sup> Closed Usable Space
  - 1860 m<sup>2</sup> Land Area
  - 2 Water Wells
  - 10×5 Private Pool
  - 80 Meter Walk to the Beach
  - Main Villa and Auxiliary House with Bathroom
  - Garden/Pool Area with Dedicated Toilet and Shower
  - Closed 2-Car Garage
  - 3-Phase Electric Infrastructure
  - CCTV and Alarm Systems
  - Mature Garden with Approximately 25 Fruit Trees
  - Stunning Sea and Mountain Views
- 🏠 Property Type: Villa
  - 📏 Area: 420m<sup>2</sup>
  - 🛏 Bedrooms: Bedrooms: 4+
  - 🚿 Bathrooms: 4+
  - 🏠 Floor: 2
  - 💰 10% Down Payment
  - 📅 Right Away Handover Date

## Project Location:

Beach	Walking Distance
Entertainment and Tourism Region	5 minutes drive
Supermarkets, Pharmacy, Restaurants	5 minutes drive
Hospital	8 minutes drive
Kyrenia Castle	15 minutes drive
Kyrenia Harbour	15 minutes drive
Ercan International Airport	1 hour drive
Larnaca International Airport	1 hour 30 minute drive

Exterior images:



Site plan:

