



For Sale, House, Detached House, Famagusta, Kapparis, 433m², 779m²

For Sale : € 1,844,500

Description

Alluringly located along Cyprus stunning South Famagusta coastline, this new project is only minutes away from Protaras pristine, Blue-Flag beaches. Each of the 5 detached, five bedroom luxury villas is a sanctuary for those seeking a holiday home or a permanent family residence. Here, the serenity of nature blends with exclusive privacy, so you can rise and retire to the sound of the waves, knowing that urban amenities — from excellent private schools, to sophisticated nightlife — are a short drive away. Those travelling frequently for business or pleasure equally benefit from convenient proximity to Larnaca's International Airport. From the moment you pull up in the parking bay, you will begin to savour the elegance of modern architectural design. The details of each tastefully furnished interior — from the imported ceramic tiles and marble fittings, to the generous Italian-style kitchens and wood veneered parquet floors — are executed with precision and style. Space, light and comfort have been prioritized, with properties enjoying plots between 520 - 880sqm as well as a roof garden blessed with unobstructed, 180deg; sea-views perfect for marking special moments with friends and family or savouring the turquoise seascape by day or under the stars. Residences come equipped with the Creston Home house automation and IT infrastructure, in keeping with buyers's demanding lifestyles. Centralized lighting exists throughout each property, controllable via iOS or Android smart devices, with the possibility of upgrading to extend control to the blinds, electric curtains, HVAC mechanical equipment and more. All entrances are monitored via the Door Audio Video Intercom System, with additional security provided via intruder and fire alarm detection systems and a state-of-the-art digital CCTV system. Each villa's sound system covers communal areas — including the pool and BBQ area — with the possibility of upgrading to include the bedroom areas. Villas qualify for an A-class certification for energy efficiency, thanks to its LED lighting fittings, intelligent building controls and robust energy monitoring. Balancing foresight with convenience, all electrical and electronic systems have been designed to meet a property owner's future demands and current needs alike. Features of each property's high-quality construction include a reinforced concrete frame, with external walls of thermal conductivity brick and insulation damp proofing. Thermal insulation is further enhanced via double glazed windows. Project was designed for you to enjoy Cyprus's beautiful climate to the full, in every season. Each property boasts a sculpted patio, BBQ and garden area, as well as an exquisitely-finished, vanishing-edge swimming pool, elevating all the senses. Pool depth ranges from 1.00-1.40m, with built-in steps at the shallow end, and the option of adding an automated electrical cover and heating. For an additional outdoor leisure element, provision exists for the installation of a Jacuzzi. For days when it's cosier to stay indoors, provision also exists for a home theatre system, to enjoy entertainment while retaining maximum comfort. MAIN FEATURES: Private covered parking area; Expandable fitted wardrobes; Italian-style kitchen with neolith worktop; Pressurized water systems; Roof garden; Centralized lighting system; Expandable centralized sound system; IT/server room and Wi-Fi access points; Extensive intruder & fire alarm systems; Remote controlled private access; A-class energy efficiency; Reinforced concrete structure; VRF central air-conditioning systems; Central heating; Underfloor heating; Thermal insulated external walls; Double-glazed windows; Stainless steel solar heater; Landscaped gardens; Automatic irrigation system; Infinity pool; BBQ area; Provision for Jacuzzi; Provision for home theatre.

Details

Property Type: House	Status: Available	Unit Number: 4
Website		

Main Features

Property Subtype: Detached House	Bedrooms: 5	Bathrooms: 5
Covered Parking: 1		

Area

Covered Area: 433m²	Plot Area: 779m²
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Energy & Heating

Heating Medium: Underfloor Heating	Cooling Type: Autonomous Cooling System
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Further Details

Secure Door, Private Swimming Pool, Sea View



Gallery



