

# Unique Luxury Villa Xirosterni



**Located in a secluded spot which is close to all amenities. This lovely villa is perfect for 1st class holidays or permanent living.**

***NOW JUST AT  
€760,000***

**This amazing property stands on a plot of over 4000 M<sup>2</sup> with panoramic views across the countryside to the Sea at Sou-da Bay and the beautiful White Mountains.**

**With 200M<sup>2</sup> of living space in the main villa and a further 60M<sup>2</sup> on the lower level this is an extensive and fabulous four bed property in a great location.**

**Externally there is a stunning and very large infinity pool and luxury outdoor kitchen and dining areas.**



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**REF: DC-534**

**Total Living Area: 260 M<sup>2</sup>** **Plot Size: 4200 M<sup>2</sup>**  
**Total Basement Area: 60 M<sup>2</sup>** **Summer Kitchen: 70M<sup>2</sup>**  
**POOL: 55 M<sup>2</sup>**

### EXTERIOR AREA:

Sitting high above the popular village of Vamos and Xirosterni, this stunning luxury villa, completed in 2007 , enjoys amazing views. It is just a short drive to local amenities and central for all the local beaches and resorts.

The outside areas are extremely well designed with plenty of terraces and decking areas with secluded spots for relaxing, dining and for soaking up the sun. The gardens include a large, covered fully equipped summer kitchen near the pool and there is also a BBQ area with an additional pizza oven.



The large private pool has an infinity edge and built in Jacuzzi jets.

Underneath the pool is a vast area for storage which also houses the pool equipment and water storage tanks.

The gardens are immaculately landscaped with a wide variety of plants, flowers and fruit trees.

The electric gates lead up the sweeping driveway where there is parking space for several cars and a 20 M<sup>2</sup> garage.



*Simply the only option!*

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## INTERIOR AREAS :

Entering through the grand, double front door, the ground floor is revealed with a very spacious living area to the right and large dining and kitchen area to the left

The fully fitted kitchen has a sleek, modern finish with all high quality built in appliances. There is a large separate pantry and utility area accessed from the kitchen and also with it's own external entrance



From the spacious dining area, double doors lead to a side covered terrace perfect for outdoor dining.



The light and airy living room has a feature fireplace and further patio doors leading out to the pool and garden areas.

On this floor is also a guest bathroom with walk in shower and wall hung toilet. Marble stairs lead to the beautiful landing area with a vast wooden vaulted ceiling .



From here there is access to the master bedroom suite with its two private balconies, en-suite bathroom with free-standing bath and walk in shower and a large dressing room with floor to ceiling wardrobes.

From the landing area there are a further two large double bedrooms both with private balconies and a large bathroom with walk in shower.

A final doorway from the landing leads to the roof terrace which offers amazing panoramic views of the white mountains and surrounding landscape.

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## INTERIOR AREAS : (Continued)

Internal Stone stairs lead to the lower floor of the villa which is a self contained guest apartment currently furnished with twin beds along with both a living area and office space. This area has its own central heating system

From here, there is also internal access to the garage and further rooms housing another utility area, boiler room along with some additional storage

The villa is finished to the highest possible standard with luxury fittings throughout.



Further price packages are available for discussion for the villa, for example without furnishings included.



The villa is extremely well maintained and has been recently re-painted throughout.

There is an experienced maintenance team in place for the gardens and pool areas.



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## FEATURES:

- Large secure walled and gated plot.
- Fully fitted kitchens with high quality appliances inc induction hob, washing machine and dryer
  - Marble kitchen island
- Under floor heating system to all areas
  - Air conditioning and ceiling fans
  - Feature Fireplace
  - Hard wood doors and windows
- Vaulted wood and beamed ceilings
  - Separate pantry and utility areas
  - Marble stairs and built in Library
- OTE landline phone and WiFi internet
- Garage with electric door, electric gates
  - Driveway and private parking
- Summer kitchen with sink, fridge and dishwasher
  - BBQ and pizza ovens
  - External shower
- Fully landscaped gardens with irrigation system
  - Satellite dish
  - External lighting
  - Double solar panel
- Alarm system and CCTV video entrance



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