



Reference 7747

Luxury Villa For Sale at the Pascal school area, Larnaca

**€1,100,000**

Aradippou, Larnaca

5 Bedrooms

5 Bathrooms

300 m<sup>2</sup> Covered

## Description

The house is on 4 floors: basement/ garage, ground floor, first floor, loft.

Villa is built in 2010, was renovated in 2018, strong solid building, construction work proven by time.

- \* 5 bedrooms
- \* 5 bathrooms
- \* 300 m<sup>2</sup> internal
- \* Plot size 870 m<sup>2</sup>
- \* Pool with jacuzzi 12×6 m
- \* Wooden gazebo of 16 m<sup>2</sup>
- \* Covered veranda with sliding doors
- \* Very private location because of a big garden and grown trees
- \* Walking distance to Pascal Private English School
- \* Detached \*\*Guest house of 32m<sup>2</sup> \*\*
- \* Finish sauna and Steam room
- \* Oak real wood floors
- \* Fire place
- \* \*Garage of 60 m<sup>2</sup> \*and covered parking for 3 cars

Plot	870 m <sup>2</sup>
Parking spaces	3
Energy efficiency rating	B+
Year of construction	2010
Status	Resale



- \* Suspended ceiling and modern Spot lights around the house
- \* Integrated ceiling Air Conditioners
- \* Fully integrated Alarm System with cameras
- \* Fully insulated walls
- \* Underfloor electric heating
- \* Miele white goods, Villeroy & Bosch sinks, toilets, showers, bath
- \* Beautiful evening lights to the pool and garden

#### Ground Floor:

- \* Modern Italian new kitchen
- \* Liebherr built in 2 fridges, freezer, Miele dishwasher, hob, oven, extractor
- \* Kitchen Island for cooking and shopping
- \* Dining area overlooking green garden and pool
- \* Sliding doors leading to the Terrace

#### Terrace

- \* Garden furniture
- \* Spotlights, Ceiling fans
- \* Tinted sliding glass for closing the terrace
- \* Electric Canopy with wind sensors

#### Children Play Room

- \* Hanging Cabinets and Sofa

#### Living room

- \* LED TV
- \* Corner sofa and round coffee table
- \* Cristal chandeliers

#### Fire Place Area

- \* Swedish cost effective Fire Place stove (which heats all the house in winter)
- \* Antique chairs, marble coffee table, sofa
- \* Round panoramic windows to the Front Garden
- \* Entrance built in hidden cabinets for shoes, bags, jackets

#### Guest Toilet

#### First Floor:

##### Bedroom 1

- \* Single bed, book shelves, arm chair, view to the pool, garden

##### Bedroom 2

- \* Single bed, 2 built in wardrobes, round panoramic windows

##### Bedroom 3

- \* Single bed, 3 windows, built in wardrobe

##### Master bedroom

- \* Double bed, armchair, puff, chest of draws
- \* Walk in Italian modern wardrobe
- \* Shower room and Toilet, electric towel heaters

##### Family Bathroom

- \* Big Villeroy & Bosch bath
- \* Mosaic tiles, big framed mirror, cabinets
- \* Electric towel heaters

#### Loft Floor:

##### Guest room/ Chill out / Cinema room

- \* Sofa converting into a double bed
- \* Sofa and Armchair, LED TV
- \* Entrance to the technical part of the roof (access to the water panels, heaters, AC units)



\* Storage room under the roof

Bathroom

\* Shower, toilet, cabinets

Basement Floor:

\* 60 m2 basement includes Garage

\* Fridge, laundry: Miele washing machine, Miele dryer machine

\* Lots of cabinets for storage

Outside Area:

\* 2 Covered parking with electric gates from 2 different sides of the villa

\* Wooden gazebo

\* Teak wood paths and aqua cement outside flooring

\* Swimming Pool with Jacuzzi

\* Ready made sauna and steam room cabins from Finland, shower

\* Self contained studio used for housemate with kitchen, fridge, cabinets, wardrobe, shower/ toilet

\* Shed for the wood

\* House for the swimming pool equipment and storage



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Underground
  - ✓ Pool · Private, overflow
  - ✓ Childrens playground
  - ✓ Sauna
  - ✓ Storage
  - ✓ Pergola
  - ✓ Landscaped garden
  - ✓ Maid's room
  - ✓ Outdoor shower
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## Features

- ✓ Guest WC
  - ✓ Quiet area
  - ✓ Parquet flooring
  - ✓ Barbeque
  - ✓ CCTV
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Near amenities
  - ✓ Indoor fireplace
  - ✓ Guestroom
  - ✓ Jacuzzi
  - ✓ Laundry room
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Attic
  - ✓ Corner
  - ✓ Walk-in closet
  - ✓ Garden, large
  - ✓ Pressurized water system
  - ✓ Play room
  - ✓ Door screen
  - ✓ Bright
  - ✓ Ceiling fans
  - ✓ Shutters
  - ✓ Fly screens
  - ✓ Fitted wardrobes
  - ✓ Entrance gate
  - ✓ Courtyard
  - ✓ Openings in opposite sides
  - ✓ Connected to electric mains
  - ✓ Elevated
  - ✓ High ceilings
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Sound insulation
  - ✓ Thermal insulation
  - ✓ Separate dining area
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## Gallery













