



Reference 7747

Luxury Villa For Sale at the Pascal school area, Larnaca

€1,100,000

Aradippou, Larnaca

5 Bedrooms

5 Bathrooms

300 m² 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 m² internal
- * Plot size 870 m²
- * Pool with jacuzzi 12×6 m
- * Wooden gazebo of 16 m²
- * 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 32m² **
- * Finish sauna and Steam room
- * Oak real wood floors
- * Fire place
- * *Garage of 60 m² *and covered parking for 3 cars

Plot	870 m ²
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 drawers
- * 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













