

## LUXURY 4 BEDROOM VILLA WITH PRIVATE POOL IN EDREMIT

We are delighted to introduce you to an exceptional opportunity to own a luxurious villa that harmonizes modern comforts with breathtaking views of the sea and mountains. Situated in the prestigious region of Edremit (West of Kyrenia), this exquisite property offers the epitome of luxury living, boasting a range of amenities designed to enhance your lifestyle, with its modern amenities, scenic views, and spacious layout, this villa offers a lifestyle of luxury and comfort that surpasses expectations. Property Featuring: An extensive double aspect lounge with panoramic sliding terrace doors maximizing the views of the pool and garden, the lounge features a fireplace, perfect for cozy evenings and family gatherings. Experience unparalleled comfort and privacy with four spacious bedrooms, master bedroom featuring an en-suite. Enjoy the convenience and sophistication of three well-appointed bathrooms, featuring modern fixtures and elegant finishes to elevate your daily routine. Maximize storage space and organization with fitted wardrobes in every bedroom, while the master bedroom boasts a spacious walk-in wardrobe for added convenience. The villa boasts full VRF Central Heating/Cooling System: Maintain optimal comfort throughout the year with a state-of-the-art VRF central heating/cooling system, ensuring optimal temperature control and energy efficiency. The property also boasts underfloor heating throughout the villa, enjoy cozy warmth underfoot with underfloor heating installed throughout the house, providing luxurious comfort during the cooler months. Externally the villa boasts a 5 x 10 swimming pool, perfect to escape the heat and indulge in luxury, surrounded by ample outdoor space for leisure and entertainment. -Electronic Gates and CCTV Infrastructure: Ensure privacy and security with electronic gates and a comprehensive CCTV infrastructure, providing peace of mind for you and your family. -Water Filtration System: Enjoy clean and refreshing water with a sophisticated water filtration system, delivering pure drinking water for your health and well-being. -Sea and Mountain Views: Immerse yourself in the natural beauty of your surroundings with stunning views of the sea and mountains, creating a serene backdrop for everyday living. -360m<sup>2</sup> Gross Area, 245m<sup>2</sup> Net Area and 680m<sup>2</sup> Plot Size: Experience generous living spaces with 240 m<sup>2</sup> of net area, situated on a spacious 680m<sup>2</sup> plot, providing ample room for

relaxation, recreation, and outdoor activities. -Prime Location: Conveniently located in Edremit , provides easy access to nearby amenities, attractions, ensuring a perfect blend of tranquility and convenience.











