

## MAGNIFICENT THREE BEDROOM VILLAS

We are pleased to present this chic new project located in Karsiyaka which is just minutes from the sea. This luxurious 3+1 villa has a total area of 180m<sup>2</sup>; 3 bedroom, 3 bathrooms and a lounge which has access to spacious terrace. Internal & External include: \* 3 bedrooms \* 3 bathrooms (Master en-suite, family bathroom & guest WC) \* Lounge with access to large terrace \* Fully fitted kitchen \* Internal doors- American pressed wood \* Marble flooring throughout, ceramic tiles to bedrooms \* Built-in wardrobes to all bedrooms \* All cabinets are made of high gloss \* Staircases with aluminum hand rails \* Total area 300m<sup>2</sup>; \* Double glazed brown plastic windows \* Entrance door- aluminum panel door \* External floors- Karamosaic marble \* Built-in garage \* Variable Refrigerant Flow System \* GASSERO DC inverter Heat pump \* High energy savings due to superior energy efficiency \* High level of security \* High-precision water temperature control \* Excellent quality, performance certified \* Resistance to severe weather conditions static load capacity and functionality \* Control via smartphone \* Heat-saving windows made of German TC aluminum \* Underfloor Heating System Grounds \* Allocated parking space \* Swimming pool 8m<sup>2</sup>; x 4m<sup>2</sup>; \* Top-soiled gardens \* Land - appr. 310m<sup>2</sup>; - 260m<sup>2</sup>; \* Distance to sea &ndash; 0.6 km Payment plan: 50%- First payment 50%- Payable at key handover \*Due for completion 31st December 2024\*









