

## FOUR BEDROOM VILLA HAS A MAGNIFICENT VIEW IN BELLAPAIS

Nestled in the enchanting neighborhood of Bellapais, just a stone's throw from ESK, this picturesque villa embodies the essence of luxurious living. Recently renovated, the residence comprises three spacious bedrooms, including a master suite with a private bathroom, plus an additional hobby room, bringing the total to four bedrooms. Each room is thoughtfully designed with a private balcony, offering serene sea views and majestic mountain vistas. Stepping outside, you'll find yourself in a tranquil oasis—a sparkling swimming pool set amidst a beautifully landscaped garden, all spread across approximately 1300 m<sup>2</sup> of land. Whether basking in the Mediterranean sun or enjoying leisurely gatherings, this outdoor haven provides the perfect setting for every occasion. Convenience meets elegance; this villa seamlessly blends the tranquility of its surroundings with easy access to urban amenities. While reveling in the peaceful ambiance, residents are just moments away from the bustling city center and its many conveniences. With a covered garage for two cars and additional outdoor parking for 2-3 more vehicles, this Bellapais gem combines practicality with luxury. Whether retreating to the sophisticated interiors or indulging in the beauty of the outdoor sanctuary, this villa promises a lifestyle of unparalleled refinement and comfort. With a total land area of approximately 1300 m<sup>2</sup>, the villa offers a net enclosed space of 275 m<sup>2</sup> and a total usable area of 340 m<sup>2</sup>, including balconies. It features high-quality insulation and a central heating system, ensuring year-round comfort. The property is equipped with a 6 kW solar energy system, promoting sustainability and energy efficiency. Additionally, an underground landscape irrigation system, automatic watering, and a 5-ton backup water tank provide seamless garden maintenance. For added convenience and modern luxury, all pool equipment was fully renovated in 2023, enhancing the villa's outdoor experience.















