

## EXCLUSIVE 5 BEDROOM VILLA WITH PRIVATE POOL & SELF CONTAINED ANNEXE IN LAPTA

This exclusive and luxurious 5-bedroom villa is a masterpiece of craftsmanship and timeless elegance, offering breathtaking panoramic views from its elevated position, stretching from the scenic mountain backdrop to the sparkling coastline. Crafted to seamlessly combine timeless charm with contemporary comforts, this residence offers an exceptional family lifestyle. Nestled within over four donums of meticulously landscaped gardens, it guarantees absolute privacy and serenity. The property boasts manicured lawns, lush mature greenery, a private swimming pool, and expansive terraces ideal for both entertaining and unwinding. Situated at the end of a private no-through road, the villa boasts a secure gated entrance with a doorbell camera entry system, electric double gates, and a spacious driveway with ample parking, including additional covered parking beneath the villa. A grand staircase leads to an arched entrance terrace with stunning views, opening into a beautifully designed hallway with travertine flooring, a sweeping staircase, and elegant stone archways leading to the lounge, kitchen, dining area, and a downstairs bedroom. The triple-aspect lounge offers a cozy yet sophisticated ambiance with travertine flooring, a fireplace with a marble surround, inverter air conditioning, and arched French doors opening onto the terrace. The bespoke kitchen, crafted by Clive Christian Kitchens in the UK, is a chef's dream, featuring marble work surfaces, concealed lighting, an AGA range oven, an extractor, a dishwasher, a Butlers sink, and a central island, complemented by an additional kitchen area with built-in units, a breakfast bar, and access to the terraces and garden. The dining room, with its dual-aspect windows and travertine flooring, leads to a spacious dining terrace with a pergola-covered seating area and a spectacular view. The ground floor also hosts a generously sized bedroom with mirrored wardrobes, inverter air conditioning, and a luxurious family shower room with sensor lighting, a heated towel rail, a glass washbasin, and a purpose-built utility area. A grand staircase leads to a spacious upstairs landing with a lounge area and access to private balconies. The primary suite is an opulent retreat with ceramic flooring, concealed lighting, inverter air conditioning, and double doors opening to an ensuite bathroom with twin washbasins, a freestanding Jacuzzi bathtub, a glass-screened

shower, and French doors leading to a private balcony. Two additional triple-aspect bedrooms with fitted wardrobes, air conditioning, and access to balconies offer breathtaking views, while a stylish family bathroom completes the upper level. A separate guest house on the lower level, with private access, is ideal for extended family or staff, featuring a modern kitchen, an open-plan lounge, a comfortable bedroom with built-in storage, and a luxurious bathroom with a Jacuzzi bathtub. Additional features of the villa include a workshop, boiler/storage room, a covered games terrace, a full solar power system, a water well, underground water storage tanks, a solar-powered swimming pool pump, security camera system with remote access, newly fitted climate-appropriate timber windows and doors, digital lighting controls, a water softener system, gas central heating, and a large auto-start generator. With a house size of approximately 400 square meters, set on 3 donums with an additional 1 donum plot to secure views and privacy, and a property age of approximately 20 years, this villa is a rare gem offering exclusivity, sophistication, and breathtaking surroundings. Viewing is essential to truly appreciate the grandeur and elegance of this exceptional home.











