SUPERIOR REAL ESTATE - CYPRUS

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Reference No. S-4





4 BDR villa for sale in Dekhelia

EUR 1,050,000

City: Larnaca	Covered: 215-275m2	Built year: 2014
Area: Dekhelia	Title deeds: No	
Type: Villa	Sale type: New	
Bedrooms: 4	Kitchen: Fitted	
Bathrooms: 4	Furnished: No	
Pool: Private	Parking: Private Uncovered	
Plot: 354-567m2	Views: Sea views	

* Beach location * Distance to the sea 100 m * Close to city and to amenities * Choice of 4 villas * 4-5 BDRs * 4-5 bathrooms * Covered areas: 215, 244, 244 & 275 (for 5BDR) * plot sizes : 354, 503, 533, 567 * Big covered verandas *Sea views *

An exclusive cluster of 16 sea-side villas in Larnaca offering the highest standards of luxury, privacy and in house technology.
Built on one of the island's most scenic beaches, each villa will serve as an oasis of serenity perched on the edge of the Mediterranean Sea. Each of the sixteen villas will boast a unique interior design scheme. Although the interior designs of the villas defy categorization, the overall scheme is modern and contemporary with a sophisticated attention to minute details and overall elegance.

These exclusive and exquisite villas with their unique characteristics consist of a 4 different levels. The basement floor being the first level, which is accessible both externally and internally, this floor can be modified according to your needs. It boasts a guest bedroom with its own en-suite shower room, a kitchenette/Laundry room and a comfortable multi-functional living area, ideal for a home cinema. Alternatively this practical area can also be used for storage purposes or even a games room.
With practicality in mind and no compromise on comfort the second level of these luxury villas have an open plan kitchen with a convenient breakfast bar area, a separate dining area and a spacious

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main living area with a guest W.C. From this level you can access your private garden and lawn with its superb wooden decking verandas and your own private swimming pool with outdoor shower. In addition, a useful Barbeque area is also available so you can take pleasure in Al-Fresco entertaining with comfort and style.
The third level comprises of the sleeping accommodation offering 3 or 4 spacious bedrooms with 1 or 2 en-suite bathrooms. An additional main communal bathroom is also available on this level.
The fourth and top level of these enchanting villas is the Roof Garden, again with its superior wooden decking it is the perfect terrace for relaxation. With the captivating magnificent sea-views your Roof Garden is the ideal location to sit back and enjoy the ‘perfect ambiance of the perfect home’.

TECHNICAL SPECIFICATIONS
STRUCTURE: Of reinforced concrete Grade 25 N/sq.mm and 30 N/sq.mm. Structural design according to the relevant Cyprus Standards and the earthquake code. External beams and columns of 25cm minimum width.
BRICKWORK: Hollow clay bricks, 25cm wide externally and 10cm wide internally, according to Cyprus Standards. Plastered internally and rendered externally all in 3 coats, plus 3 coats painting.
MOISTURE INSULATION: All concrete surfaces exposed to earth plus all balconies and roofs will be insulated against moisture
FLOOR FINISHES: All living, kitchen and bedroom areas will be laid with parquet or marble of supply price €501 per sq.m. Bathrooms will be finished in marble or equivalent of supply price €501 per sq.m. Staircases will be of marble finish (supply cost €801 per step). All verandas will be laid with anti slip tiles of supply price €301 per sq.m. All floors are finished with skirting of similar type.
DOORS & WINDOWS:
a) All external doors and windows will be of double-glazed aluminum sections and they will include opening or sliding sections (as per drawings).
b) All internal doors will be wood veneer finish (oak or equivalent).
c) Entrance doors will be Aluminium.
WARDROBES & KITCHEN UNITS:
Wardrobes and Kitchens of Italian design and manufacture with wood veneered finishes. Kitchen worktop will be granite of supply cost €100/m.
SANITARY FITTINGS: All of 1st quality according to EU Standards of total supply cost €1,0001 per bathroom, €6001 per guest WC and €4001 per kitchen (sanitary accessories are included).
WATER SUPPLY: All according to EU Standards with pipe in pipe system and solar panels (if shown on drawings) with PVC water tank.
ELECTRICAL INSTALLATION
- All according to 16th Edition of IEE Regulations for Electrical installations and other regulations as required by the Cyprus Electricity Authority.
- Power supply points and switches are as shown on electrical drawings.
- Suspended ceilings with concealed lights in all ground floor areas.
- Provisions for lighting control and central sound systems.
- Provisions for burglar and fire alarm systems

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AIR-CONDITIONING & HEATINg: Full installation of concealed units for cooling in ground floor areas and split units in first floor bedrooms. Under floor central heating with electric boiler.
LANDSCAPING & IRRIGATION: Non-paved external areas to be landscaped and planted. Total cost for landscaping €2,0001 per property.
PARKING: One (1) private parking per house covered with wooden pergola. Driveway and walkway paths will be paved. Provisions for an electric sliding gate to driveway.
NOTES
1. Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms.
2. V.A.T is included in the prices.
3. Clients are entitled of carrying out any internal alterations with the approval of the Architect and subject to project progress.
4. Interior designer services provided if requested. The fees depend on the services required.
5. Central Television system and central satellite dish installation can be provided at an additional cost.
6. Barbeque area can be designed and constructed at an additional cost.
Split units can be installed at basement at an additional cost.

SWIMMING POOL
Swimming pool as shown on drawings .External shower at pool area.

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