

LUXURY VILLA

Almyrida



This large villa set just 300m from the Golden Beach of Almyrida is of the highest quality.

With private pool and gardens this beautiful home that can be used for either all year round living or for a first class holiday retreat.

**OFFERED at only
€345,000**



Built on an elevated plot with mountain and sea views and situated behind the popular resort of Almyrida this is a great villa in a great location.



**REF:
ALMERIDA OCEANUS**



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House Size: 108m² + basement of 76m²

Plot Size: 830m²

Pool: 10m x 4m

SUMMARY:



This spacious property completed in 2005 is set on its own private elevated plot. With a private pool and extensive areas for sunbathing and many terraces for outside dining plus covered shady areas in which to sit back and relax. All this a just a short stroll to the tavernas, shops and beaches of Almyrida.

The property has full central heating plus an open fireplace in the living area. There are two double bedrooms on the upper floor. Both with patio doors to the extensive upper terrace and its lovely views. The good sized main bathroom has a full bath and shower screens.

The ground floor is a spacious open plan living area and separate dining room with a clean, bright and modern finish.



to



Down to the basement and an arched doorway leads to the modern fitted kitchen with separate utility room. This floor also has a full shower room and 2 further rooms currently used a sitting area and office but which could be used as further bedrooms.

WHAT'S INCLUDED :

- *Central heating*
- *Open fireplace*
- *Air Conditioning*
- *Wooden doors and windows throughout*
- *Fully fitted kitchen with all white goods inc. dishwasher*
 - *Utility room with washing machine*
 - *Fitted wardrobes*
- *Solar Panel and Back-up Water Tank*
 - *Satellite TV systems*
 - *Mature gardens*
- *Swimming Pool with separate pump room*
 - *External boiler room*
 - *Telephone line and ADSL*
 - *5 olive trees*

