



**Exclusive Villa**

**ST. GEORGE**  
*Residence*



**SEA CAVES** *Residence*





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## DETAILS

Type:	Villa
Covered area:	670m <sup>2</sup>
Plot area:	2,258m <sup>2</sup>
Pool:	5m x 10m
Bedrooms:	Five
Bathrooms:	Six
Levels:	Three
Parking:	Two



## THE PROPERTY

With architecturally modern influences this residence is located in the idyllic seaside area of Saint George and in one of the most magnificent settings imaginable. To the left overlooking a small fishing harbor with its own little beach and to the right the Akamas Nature Reservation, restricting development for future generations to enjoy the natural surroundings. Directly in front of the plot there is a small cove with direct access from the private gardens. The stunning views from the villa are worthy of a centre fold in a magazine, making this one of the most outstanding properties on the island!

## INSIDE

Through the front door you are welcomed into the experience that is uniquely The Saint George Residence. The ground level foyer leads to the open plan dinning room and living room and the guest bathroom which in turn leads to the fully equipped kitchen, family dinning and family living room. The wooden staircase embraces the glass elevator, servicing all three levels. The first floor level offers four bedrooms all with ensuite bathrooms, with the master bedroom boasting huge windows accentuating the amazing views to the Akamas peninsula from inside the room itself and also from the spacious balconies. The basement level has one bedroom with ensuite bathroom, guest bathroom, fully equipped kitchen and bar, cava with wine coolers, superb open plan entertainment area, cinema room, gym area, Jacuzzi tub, built in sauna, panic room and control room and a most impressive glass window looking directly into the deep end of the swimming pool above! The basement also leads to the double covered parking area.



## OUTDOOR SPACES

The infinity mosaic tiled, heated swimming pool is surrounded with natural white marble patios creating a dramatic outdoor living space for unforgettable summer relaxation and for hours of sunning in complete privacy.

Surrounded by natural cut stone and professionally landscaped gardens, this is a great setting for the BBQ cooking center, and is the ideal spot to entertain your guests and to gaze at the amazing sunsets and dramatic night skies .

There is a natural stone stairway leading directly down to a sea from the garden, offering a virtually private cove all to your self, this is your chance to own a piece of the Mediterranean and find your summer paradise!







## Specifications

- Flooring - a combination of high quality marble, ceramic tiles and wooden parquet.
- Sanitary ware - The latest high quality bathroom fixtures, taps and mixers and granite and marble worktops.
- Wardrobes - high quality imported.
- Entrance - extra large wooden door, modern design.
- Kitchens- latest high quality imported designs with fully integrated appliances and granite, marble worktops.
- All bedrooms with ensuite bathrooms.
- Ceiling décor - recessed lighting, cooling system, blinds, sound and security systems etc. are integrated into the ceiling.
- Windows double glazed.
- Glass elevator for all three levels.
- water pressure system, water softener, solar hot water heating.
- Sound system.
- Entrance intercom TV.
- Jacuzzi.
- Sauna.
- Cinema room.
- Heated infinity swimming pool.
- Satellite system.
- relaxation areas, gym and relaxation area.
- Home automation system.
- Electric Blinds.
- Televisions.
- Central VRV Cooling system.
- Under floor central heating system.
- Security CCTV and alarm system, smoke detectors.
- 2 fully fitted kitchens.
- Double covered car park.
- Direct private access to the sea.
- landscaping.
- Villa next to protected zone.



# THE LOCATION

This magnificent front line residence is located in the idyllic seaside area of Peyia and in one of the most magnificent settings imaginable. Overlooking Peyia harbor with private access to the beach only meters away, and to the left the St. George fishing harbor. Proceeding up the coast, the Akamas Nature Reservation, restricting development for future generations to enjoy the natural surroundings. The stunning views, private gardens and modern architecture make this an outstanding property!





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