

A modern, single-story house with a flat roof and large glass windows. The house features a prominent stone chimney and is surrounded by a well-manicured lawn and various trees. In the foreground, there is a swimming pool with a blue mosaic tile border. The word "Seagull." is overlaid in large white text across the center of the image.

# Seagull.

All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.



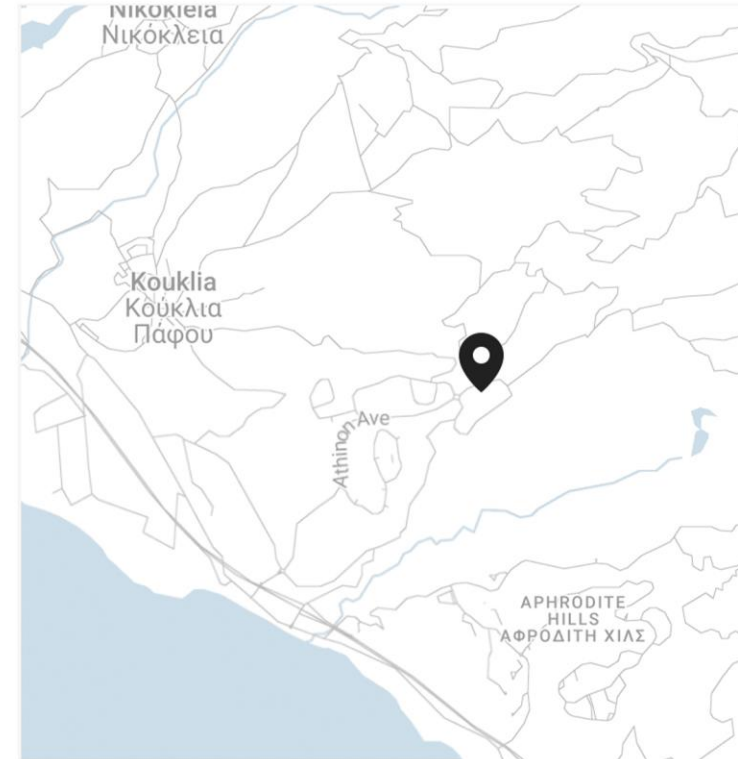
# Seagull.

## Area

Located in unique location surrounded by reserve the place has aura of peace and connection with nature. Residents will have the chance to have everything they need within walking distance because the property is in a lovely part of a prestigious golf resort with a vast infrastructure. Premium class one level villa in Golf Resort, owned by Columbia Group.



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## Surrounding

The main element that sets it apart is the unique view of the sea that opens towards the reserve and Aphrodite Hills. No one is unaffected by this view and no buildings will ever obstruct it, so homeowners may always enjoy it from their plot or the villa. From any of the three master bedrooms, residents will have views of the golf course and the sea. The villa is equipped with high-end facilities including a smart home, perimeter security cameras, heated floors, an infinity pool with a view of the sea, energy-efficient windows, a fireplace, and many other advantages and premium features. With a large private wardrobe for the owners and a separate laundry room, a covered garage for two or three cars, and a large wardrobe at the main entry, the villa is roomy and offers plenty of storage space.



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## Quality

When building our projects, we employ the best materials available. To satisfy tenants' expectations, the upscale home must have the best materials and finishes.



## Attention to details

Materials are incredibly important in construction, they determine the level of noise and heat insulation, as well as energy costs for maintaining the temperature in the apartment.

It's hard to overstate the importance of excellent interior design. Since it serves as the apartment's primary visual impression, we take extra care to assemble a team of experts in this constrained space. The interior design of the living area receives special attention, including the tile installation, wall execution, and, of course, the quality of the materials used.

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# Seagull.

## Specification highlights:



Bedrooms: 3  
Bathrooms: 4  
Total covered area: 320 sqm  
Verandas: 40 sqm  
Plot: 1300 sqm

- VRF aircondition system
- Heated floors
- Smart home
- 8 Security cameras
- Swimming pool
- Italian Kitchen
- Italian doors
- Italian porcelain stoneware
- Grohe mixers
- 2 Cars covered parking
- Underground storage space



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## Full specification:

Bedrooms: 3

Bathrooms: 4

Total covered area: 320 sqm

Verandas: 40 sqm

Plot: 1300 sqm

Newly built

1. Unique location the view will never be blocked by other buildings since the plot is adjacent to the border of a state reserve - a specially protected natural area.

2. The view from any point of the plot and any window of the villa opens to the sea and golf courses.

3. Villa layout: All bedrooms are built as master. This means that the bedrooms have private bathrooms with showers.

The master bedroom is equipped with a shower and a bath as well as a dressing room and a separate laundry area.

4. Villa equipment:

Energy saving:

- solar power plant (photovoltaic) with a capacity of up to 120% of the building's electricity needs.

- 8 mm heat-insulating material on all walls.

- energy-saving glass on windows and sliding doors - walls.

Air conditioning and heating:

- VRF duct system of the cold - heat type.

- heating - warm floor liquid type throughout the villa.

Control system:

- Smart home with access via smartphone app from anywhere in the world.

- Surveillance cameras along the perimeter in the amount of 8 control points and motion sensors on the site.

- Alarm system that can be linked to the alarm panel of the security patrol agency.

Household equipment:

- Kitchen with fully built-in appliances: two refrigerators microwave oven possibility upon request to install a coffee machine and ice maker.

The kitchen is equipped with premium appliances in a single design style.

- Laundry facilities. Premium Miele machine and separate Miele tumble dryer.

Italian fireplace

5. Landscape and outdoor amenities.

Equipped summer kitchen barbecue gas grill etc.

6. Entrance group

- Spacious garage for at least two cars. Internal access to the house. At the entrance there is a dressing room and a guest bathroom.

7. Infinity pool with automatic water refill. Patio with panoramic views. Possibility to install heating equipment for the pool.

8. Legitimate advantages:

All permits for construction and connection of utilities as well as wastewater disposal have been obtained.

The project is registered to a legal entity therefore it is possible to receive a reduced VAT rate of 5%. Also to obtain permanent residence.

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Floor plan

## GROUND FLOOR PLAN



- 1 Master Bedroom
- 2 Additional Bedroom
- Dining Area
- Living Area
- 4 Bathrooms
- Attached Garage