

## LUXURY VILLAS IN BELLAPAIS

Introducing a world of refined elegance and unparalleled luxury, these meticulously designed villas cater to discerning buyers who are seeking the finest in modern living. Every aspect of these villas are designed for comfort and style, crafted with attention to detail offering bespoke finishes and premium materials. The villas enjoy breathtaking panoramic views from every angle through floor-to-ceiling glass walls whilst providing exceptional privacy and a tranquil escape for relaxation and peace. Experience the epitome of luxury living with spacious interiors, modern amenities, and seamless indoor-outdoor flow. The project offers a choice of 6 bespoke 4/5 bedroom villas in 3 alternative designs, each villa features an open plan ground floor layout that seamlessly connects the kitchen, dining area and the lounge.

**Villa 1** - Offers a plot size of 515m<sup>2</sup>, with an indoor area of 256m<sup>2</sup> + 77m<sup>2</sup> of terracing, 3 bedrooms on first floor, 1 bedroom on ground floor, all bedrooms en-suite, 8m x 4m private pool. Price £900,000

**Villa 2** - Offers a plot size of 875m<sup>2</sup>, with an indoor area of 256m<sup>2</sup> + 77m<sup>2</sup> of terracing, 3 bedrooms on first floor, 1 bedroom on ground floor, all bedrooms en-suite, 8m x 4m private pool. Price £975,000

**Villa 3** - Offers a plot size of 1235m<sup>2</sup>, with an indoor area of 256m<sup>2</sup> + 77m<sup>2</sup> of terracing, 3 bedrooms on first floor, 1 bedroom on ground floor, all bedrooms en-suite, 8m x 4m private pool. Price £1,100,000

**Villa 4** - Offers a plot size of 980m<sup>2</sup>, with an indoor area of 442m<sup>2</sup> + 168m<sup>2</sup> of terracing, 3 bedrooms on first floor, 1 bedroom on ground floor, 1 bedroom in basement level with access to garden, all bedrooms en-suite, featuring a Gym and Spa/Sauna, winery. 10m x 5m private pool. Price £1,400,000

**Villa 5** - Offers a plot size of 500m<sup>2</sup>, with an indoor area of 225m<sup>2</sup> + 89m<sup>2</sup> of terracing, 3 bedrooms on first floor, 1 bedroom on ground floor, all bedrooms en-suite, 8m x 4m private pool. Price £775,000

**Villa 6** - Offers a plot size of 500m<sup>2</sup>, with an indoor area of 225m<sup>2</sup> + 89m<sup>2</sup> of terracing, 3 bedrooms on first floor, 1 bedroom on ground floor, all bedrooms en-suite, 8m x 4m private pool. Price £825,000











