

## LUXURY MEDITERRANEAN VILLAS

There are 4 remaining villas and have been built to have very modern feel. Construction will be complete the summer of 2025. THE 3 LARGER VILLAS COME WITH POOL THE SMALLER VILLA 140M2 CLOSED AREA: POOL 8X4M2 COSTS £15,000 THE PROPERTY HAS THE FOLLOWING FEATURES: 3 BEDROOMS - 187m2 CLOSED AREA THERMALLY CLADDED UNDERFLOOR HEATING CENTRALISED AIR CONDITIONING OPTIONAL SWIMMING POOL, PRIVATE GARDENS AND DRIVEWAY PORCELAIN WORKTOPS WHITE GOODS INCLUDED This is a great opportunity to purchase a private sea front villa overlooking the small Esentepe Marina. In the locality are numerous restaurants, bars and beaches, along with a number of new gymnasiums and spas recently opened. The development is only 1 hour 20 minutes from Larnaca airport in the South and a 40 minute drive from Ercan airport in the North of the Island. Korenium Golf and Country Club and the new Marina project at Esentepe are a short 5 – 10 minute drive away. Each villa is set in a generous sized plot. The villas all have a large roof terrace offering incredible 360 degree sea and mountain views. The villas will be thermally insulated for maximum heat (and cold) retention throughout all the seasons of the year. The lounge area features a 3 sided glass fireplace to provide that extra cosiness for the winter months whilst the bedrooms benefit from integrated split system air conditioning. Kitchens and bathrooms will be of the highest standards and designed with full consideration for their functionality and use. The garden areas offer a blank canvas for owners to truly design their own Mediterranean oasis. Each villa will have stone walled boundaries with private gated driveways. Marina Park Benefits Walking distance to the beach Private plots 360 degree sea views and mountain backdrop No through road (minimal traffic) Practical design for everyday living: 3 double bedrooms / 2 en-suites / 1 bathroom. Air conditioning, private roof terrace and private gated driveway. Stone wall boundaries













