



### معلومات الوكيل

ArKadia : اسم  
اسم الشركة:  
United Kingdom : بلد  
هاتف:  
Languages:  
Dutch, English, French,  
German, Italian, Polish,  
Portuguese, Romanian,  
Russian, Spanish,  
Swedish



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 3,803,315.85

موقع  
بلد: Cyprus  
الدولة / المنطقة / المحافظة: Ammochostos  
مدينة: Famagusta  
نشر: 27/01/2021  
وصف:

Extravagant 4 bedroom, 5 bathroom estate with separate 2 bedroom annex and many deluxe features - KVR101.

Accessible by private road lined by beautiful palm trees, shrubs and bushes the grand entrance boasts electrically operated wrought iron gates. The landscaped gardens are surrounded by stone walls. There are two central islands on the driveway leading to the House. The first one contains the holding tanks for the water supply to the gardens, which is fully irrigated, and will be completed as a water feature. The second island forms an attractive drive around area directly to the front of the property.

The double entrance doors enter into the grand main reception hall with marble staircase leading to the first floor. Walnut units surround the spacious kitchen comprising of base and wall cupboards which incorporate oven, microwave, dishwasher, fridge/freezer and hob. An island unit with cupboard space underneath provides extra preparation and store space as well as a lovely social feature.

Leading from the kitchen through a marble archway is the extensive dining room complete with corner fireplace and stone and marble feature wall. Patios doors lead from here to the front and side of the property.

The comfortable sitting room boasts a traditional ceiling with featured marble frieze. The cellar is a large humidity controlled room, which is shelved to store up to 2000 bottles of wine and has access to the 4 car garage complete with electric roller doors.



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Above the garage is a self contained studio annex, ideal for staff as it has kitchenette facilities, shower & WC.

Back in the main house, the first floor has the master suite complete with full height storage and luxurious en suite shower room, bedroom 2 also has en suite facilities, while the remaining 2 bedrooms are served by the main family bathroom with beautiful featured stone wash hand basin on twin pedestals and large corner bath.

The second floor houses a self contained guest suite complete with kitchenette area and en suite shower room.

The roof terrace overlooks the front gardens, pool area and mountains to the west. Steps up to a further terraced area overlooking olive groves and the village of Vrysoulles.

The beautiful swimming pool terrace incorporates an entertainment area with a surround sound system and is complete with a fully functional bar area and BBQ.

The 19x8m swimming pool is kidney shaped and boasts a Jacuzzi, waterfall feature, separate children's pool, changing rooms and WC. Nearby is the 6 x 3m Ornamental fish pond.

A truly magnificent home which has to be viewed to be fully appreciated.

Viewing by appointment!

VRYSOULLES

A quaint village surrounded by orange groves and olive trees, Vrysoulles has all amenities including shops, pharmacy, schools and five of the best tavernas in the area. It is popular for many expats who have invested in property. At the top of the village is the British Military base of Ayios Nicolaos which leads to the border checkpoint enabling access to and from Northern Cyprus.

Vrysoulles has a lovely community feel, on high days and holidays you will find the square full of a great mix of nationalities all mixing together and enjoying the festivities. There is a English style fish and chip shop, a supermarket with a wide variety of English produce, and the Octagon Tavern hosts a thrice weekly award winning drag show, called Stardust which brings busloads of tourists and locals to the village.

## ABOUT THE FAMAGUSTA REGION

Whether you are planning to visit the Famagusta region of the Republic of Cyprus for the first time or you are already in love with the area, there is something here for everyone.

The area is not known as the 'Jewel of the Eastern Mediterranean' for nothing! From the stunning cliffs of Cavo Greko (the most Easterly point of Europe) to quaint inland villages, to the 44 (yes 44!) white sandy Blue Flag beaches, the area holds something for every palette. We have beautiful nature trails, water sports galore, amazing fresh cuisine, nightlife, one of the top waterparks in Europe, fishing harbours, a world class Marina and the list goes on and on! You are never far from anywhere in Famagusta, a maximum 15 minute drive to the nearest beach from even the most inland villages.



Thousands of expats of all nationalities have made Cyprus their home over the years due to the warm local welcome, fantastic climate and host of things to do. The bustling cities of Limassol, Larnaca and Nicosia are just over an hour away but here you can enjoy a more relaxed pace of life. Crime rates are amongst the lowest in Europe, English and Russian are widely spoken and there is always time for a chat, a coffee or a glass of wine in the sunshine. We look forward to introducing you to hidden gems of the area on your next visit.

## ISLAND HOMES ESTATE AGENTS

Island Homes have been working with both local and overseas buyers and sellers for over 20 years. We specialise in property sales in the Famagusta region with seaside properties from Protaras to Ayia Napa; major towns including Paralimni and Deryneia and also covering all of the beautiful 'red soil villages' including Xylofagou, Vrysoulles, Frenaros, Avgorou, Dasaki Achna and Sotira.

All of our team live locally and have worked together for many, many years. We are also all immigrants to Cyprus and property owners ourselves so can guarantee that we have lived through the same experiences as that of our clients. We have in-depth knowledge of the area, the facilities, the amenities and, of course, every one of the properties that we advertise for sale.

Prior to advertising we undertake a full due diligence on every home to ensure that we can fully inform our clients about the legal status of each house or apartment.

Our reputation is hugely important to us so, for a truly personal experience, contact us and we will work together to find your dream home!

### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

### Utilities

Electric: Unknown

Gas: Unknown

Water: Unknown

Sewerage: Unknown

Broadband: Unknown

Telephone: Unknown

### Other Items

Heating: Not Specified

Garden/Outside Space: Yes

Parking: No

Garage: Yes



## مشارك

6	غرف نوم:
5	الحمامات:
720 م	تشطيب قدم مربع:
9300 م	حجم كبير:

## Building details

1 Number of Garages:

## Lease terms

Date Available:

## معلومة اضافية

رابط الموقع:

[http://www.arkadia.com/BOJJ-T48/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BOJJ-T48/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

741 IMLIX ID:

