



Kayalar

Price £325,000

Pre-74 British title. Extremely private luxury 4 bed villa with breathtaking panoramic views located in the picturesque village of Kayalar. Renovated and extended by the present owners to a very high standard. This property comprises of 4 bedrooms (2 En-suite), High end luxury bespoke kitchen with granite worktops and a large lounge leading out to a 40 m2 covered, arch featured terrace commanding magnificent views of the Mediterranean coastline. The property also benefits from central heating & A/C and comes fully furnished. Outside includes a 12m x 6m infinity pool with extensive terraces, gardens with mature planting and trees. Land size: 1 Donum + 500 sq ft, Full Title Deed in owners name, Vat paid. Must be viewed to fully appreciate!

Over View

Traditional Double Doors to large entrance hall leading to downstairs bedrooms, travertine marble staircase with wooden/iron hand rail leading to upstairs living area.

Coving Throughout

Gas Central Heating

PVC Double Glazing

Travertine Marble Floors

Master Bedroom

87'6" (26.68)

South facing window, North facing double doors to terrace.

Travertine marble floors

Large built in cream finish wardrobes

Split A/C unit

Master En-Suite

17'4" (5.30)

South facing window

Travertine floor and wall tiles, large walk in shower, white mounted WC, vanity unit with mirror and heated towel rail

Bedroom 3

54'8" (16.67)

North facing double doors

Travertine marble floors

Large built in cream finish wardrobes

Split A/C unit

Bedroom 4

59'0" (18)

North facing double doors

Travertine marble floors

Large built in cream finish wardrobes

Split A/C unit

Master Bedroom 2

70'0" (21.35)

North facing doors, East facing window

Travertine marble floors

Large built in cream finish wardrobes

Split A/C unit

Master En-suite 2

13'5" (4.11)

South facing window

Travertine floor and wall tiles, large walk in shower, white WC, vanity unit with mirror and heated towel rail

Family Bathroom

20'2" (6.17)

South Facing Window

Travertine wall and floor tiles

Large walk in shower

Separate bath

Vanity unit with mirror

White WC

Heated Towel Rail

Staircase

North and West facing picture windows, Moroccan light fitting

Travertine marble staircase with iron and wood hand rail leading from downstairs bedrooms to upstairs living area.

Landing

North and West facing picture windows, Moroccan light fitting

Travertine marble floors

Living Area

134'3" (40.93)

Triple North Facing Double Doors to Terrace, East Facing Window and South Facing Door

Traditional Wooden Beam and Bamboo Ceiling

Travertine Marble Floors

Cast Iron Log Burner

Large Split A/C

Covered Terrace

131'2" (40)

Triple North Facing Arches

Travertine Floor

Wall Lights

Kitchen/Dining

82'9" (25.23)

2 South Facing Windows, North and West Facing Double Sliding Doors to Terrace

Bespoke Cream Fitted Kitchen with Granite Worktops

Under Cabinet Lighting

Double Stainless Steel Basin

Stainless Steel Whirlpool Oven, Hob, Extractor Fan, Dishwasher and Samsung Fridge Freezer

Ceiling Spots

Utility Room

18'10" (5.76)

South Facing Window, East Facing Door

Bespoke Cream Cupboards with Granite Worktop

Whirlpool Washing Machine

Guest WC

9'0" (2.76)

South Facing Window

Travertine Wall and Floor Tiles

White mounted WC, Vanity Unit with Mirror

Garden

Just over 1 donum of land, mature planting and trees. Vast terracing.

Irrigation system

Infinity Pool

39'4" x 19'8" (12 x 6)

Roman End infinity pool

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		
		