

MODERN 3-BED SINGLE LEVEL VILLA WITH PRIVATE POOL AND MOUNTAIN VIEWS IN GAVALOHORI



**REF:
YHOC-1039**



Miette Lauwers
Tel: (00 30) 6947 374 736
info@yourhomeoncrete.com
www.yourhomeoncrete.com

**PRICE:
€590,000**

HOUSE SIZE: m²

LAND SIZE: m²

Modern 3-bed, 2-bath single level villa for sale, built in 2014 to high energy standards, located at the top of Gavalohori village enjoying lush green surroundings and plenty of privacy!

The property is set on a spacious plot, planted with olive and fruit trees surrounded by stone paved paths and benches.

INTERIOR:

An imposing double security door opens up into a short hallway which leads firstly into a bedroom/office room to the left and to a shower room on the right.

The hallway leads into the open plan kitchen/living area with a smart counter delimiting the space. The kitchen is spacious and light with a lot of counter top surface and equipped with fully fitted stainless steel electric appliances. A patio door from the kitchen area leads onto the covered exterior terrace.

There is a split level between the kitchen and living room, of just 2 steps, giving the feeling that the areas are separated. The living room is spacious and bright due to the large sliding patio doors and is equipped with a lovely, energy efficient fireplace. From here one overlooks the covered terrace and further the lovely swimming pool.

Another small hallway leads to the second bedroom, and further on to the spacious master bedroom with an en-suite bathroom. The master bedroom has large sliding doors giving access to the garden, as well as floor to ceiling built in wardrobes. The en-suite bathroom is very modern and is equipped with a shower and a tub.

Currently two out of the three bedrooms have been converted into offices.

EXTERIOR:

This villa sits on a private plot of 2,700m² entirely walled and fenced, offering privacy and security throughout.

A long and narrow infinity pool facing north-west and surrounded by sun terraces, is the perfect place for a dip on a hot summer day, while

enjoying the majestic views of the forest below and the White Mountain range at the background!

There is also a sun deck area for extra lounge space.

There is a terrace beside the pool which is covered by an aluminum bioclimatic pergola, providing the needed shade during the summer months, and the needed sun during the winter months. There is enough space here for exterior dining while overlooking the lovely views.

The plot is landscaped and planted with a good number of olive and fruit trees. There are several stone paved paths leading to little outdoor sitting areas around the land, some within the shade of the trees.

The plot is surrounded by a lush forest area with a slope which secures the views towards the mountains.

A large roof terrace houses the solar panel and one can even have a peak of distant sea views from here.

THE AREA:

The property is located within the beautiful settlement of Gavalochori, yet is very private and secluded.

Located just a short drive away from the well known beach resort of Almyrida, the village of Gavalohori itself has every day amenities to offer, such as café, mini market and a local restaurant, all in the village square.

The property has extra building allowance, giving the advantage of being able to either build a top floor room or extend the existing building.

The proximity to the sea and the popularity of the wider area, the quality of construction of this luxury villa as well as its low maintenance costs give this property an excellent investment perspective in case of tourist exploitation by the new owners.



FEATURES:

- Private parking
- Private swimming pool
- Landscaped garden
- Storage room
- Energy fireplace
- BBQ
- Under floor heating/cooling system
- Fully furnished
- Fully fitted stainless steel electric appliances
- Fully equipped kitchen
- Floor to ceiling built-in wardrobes
- Solar panel
- Air conditioning
- Alarm system
- Electric gate
- Walled & fenced property
- Double glazing
- Aluminum frames & shutters
- Bioclimatic pergolas
- Extra building allowance
- Septic tank

