



## €995,000

**Pomos: Ref. POM194**

This stunning luxurious and prestigious newly built stone Villa in an elevated position located in the beautiful area of POMOS with a fabulous private position and commands stunning panoramic views. The property offers 4 spacious bedrooms, landscaped gardens, 11m x 4m swimming pool, cinema room, hot tub, sauna room, outside kitchen, BBQ and Chapel. This Villa has been built to a high specification with many additional features. This would make an ideal all year round home or excellent holiday home.



# PARKER BARNES

## Driveway/Entrance:

Private driveway and covered parking for at least 3/4 cars.

## Ground Floor:

The ground floor open area has provision for air conditioning. Entrance doors with internal staircases throughout of imported veined marble and ironwork banister rails.

## Cinema Room/Study (3.60m x 3.50m)

Dual air conditioner and radiator plus vent-axia.

## Sauna Room with separate Shower Room:

Sauna for 6/8 persons. Separate shower room with oversized shower and radiator.

## Open Plan Kitchenette:

Large sink, electric hob, washing machine, granite worktops and wood effect wall and floor cupboard units.

## Open Plan Lounge/Dining area (4.50m x 3.90m)

Panoramic views. Ceiling fan, provision for air conditioning. Patio Doors and separate door to patios.

## Bedroom 3/ En suite bathroom (4.20m x 3.50m / 2.60m x 1.60m)

Panoramic view, fitted wardrobes, dual air conditioning unit, radiator, tv point. Tiled en-suite, vanity unit with hand basin, radiator, w/c. shaver point.

## Bedroom 4/ En suite bathroom (4.30m x 4.00m / 3.90m x 1.70m)

Panoramic views. Fitted wardrobes, dual air conditioning unit, radiator, tv point. Fully tiled, walk in shower cubicle, vanity unit with hand basin, w/c, radiator and shaver point.

## First Floor:

### Entrance Hall:

Staircase to upper First Floor area imported veined marble and ironwork banister rails.

## Open Plan Kitchen/Lounge/Dining area (11.00m x 4.00m)

Fitted kitchen with ample solid wood wall and base units, double sink unit, granite surfaces with matching granite splash backs, gas hob, electric oven, dishwasher, washing machine, fridge/freezer.

Feature fire place. Provision for air conditioning units. Two ceiling fans, radiator. Panoramic countryside and sea views.

Access to pool area and outside covered dining area and outside kitchen.

## Master Bedroom 1/En suite Bathroom (3.70m x 3.70m (max)/2.00m x 1.60m)

Panoramic views, glass sliding doors to private terrace, wardrobes, dual air conditioning unit, radiator. t.v. point.

Tiled en-suite with both and shower over, vanity unit with hand basin, w/c. radiator and shaver point.

## Bedroom 2/Jack and Jill Bathroom (3.60m x 3.50m/2.00m x 2.00m)

Panoramic views, fitted wardrobes dual air conditioning unit, radiator. Tiled en-suite with walk in shower, vanity unit with hand basin, w/c and radiator.

## Swimming Pool: 11.00m x 4.00m

Chlorine pool. Solar panels for pool pump.

- Al fresco large dining area with panoramic views
- Built to a high specification with many additional features
- Outside kitchen area with granite work tops and BBQ and traditional wood oven
- Hot tub and separate Sauna Room
- Total covered area: 220m<sup>2</sup>. Plot size 1636m<sup>2</sup>.
- Covered parking area, additional parking for 3/4 cars
- TV points in all rooms and 3 TV's / Wi-fi

- Irrigation system
- Private chapel
- Gas central heating



00 357 26 323 976

[www.parkerbarnes.com](http://www.parkerbarnes.com)

[info@parkerbarnes.com](mailto:info@parkerbarnes.com)