



## Karmi

**Price £475,000**

Pre-74 British Title!

They say location is everything when buying your dream home in the sun! Well, this property doesn't disappoint!

Located in the sought-after village of Karaman (Karmi) you will find this contemporary villa commanding panoramic views of the Mediterranean coast & St. Hilarion Castle.

The property benefits from 3 bedrooms - all with En-suite, large open plan reception comprising; floor to ceiling panoramic sliding doors leading to a large covered terrace boasting breathtaking views, perfect for outdoor entertaining!

Bespoke modern kitchen with centre island feature, Guest w/c & additional storage rooms.



## Kitchen & Dining Area

78'8"6'6" (24m<sup>2</sup>)

South & West facing window aspects, fully fitted kitchen, granite worktop, Beko fridge freezer, Hotpoint Ariston oven, hob, washing machine, dishwasher, Fuji Therma air-conditioning system, West facing garden door.

## Lounge & Dining Area

108'3"6'6" (33m<sup>2</sup>)

North East facing sliding doors leading to covered terrace with stunning sea & mountain views.

Feature cast iron integrated fireplace, Fuji Therma air-conditioning unit.

## Covered Terrace

62'4"6'6" (19m<sup>2</sup>)

North East facing covered terrace with uninterrupted panoramic views of the Mediterranean & St. Hilarion!

## Master Bedroom with En-suite

114'9"6'6" (35m<sup>2</sup>)

South & East facing window aspect, large fitted wardrobe, Fuji Therma air-conditioning unit.

En-suite: Walk-in shower, toilet unit, vanity unit, wall mounted mirror.

## Bedroom 2 with En-suite

65'7"6'6" (20m<sup>2</sup>)

South & East facing window aspects with stunning views of St. Hilarion castle,

Beko air-conditioning unit, fitted wardrobe.

En-suite: Walk-in shower, toilet unit, vanity unit with wall mounted mirror.

## Bedroom 3 with En-suite

72'2"6'6" (22m<sup>2</sup>)

North & East facing sliding glass doors leading to infinity pool with stunning sea views!

Fuji Therma air-conditioning unit, fitted wardrobe.

En-suite: Walk-in shower, vanity basin, wall mounted mirror, toilet unit.

## Storage Rooms

2 indoor storage rooms & 1 out door storage room.

## Guest W/C

9'10"6'6" (3m<sup>2</sup>)

Vanity unit, toilet unit, wall mounted mirror.

## Swimming Pool

9'10" x 26'2" (3 x 8m)

3x8m Heated infinity pool with stunning views of the Mediterranean!

## Garden & Outdoor Areas

Double carport, landscaped garden, roof-top terrace with 360° views



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	