

Mountain Village Villas

Welcome to Mountain Village, only 10 lovely villas in an intimate development on the mountainside. At Mountain Village, you will find ideal homes with pre-1974 Turkish title deeds, making it a truly rare investment opportunity.

The Location

Nestled on the hills overlooking Nicosia and the Troodos Mountains, with mature olive trees dominating the foreground, is this select development of 10 detached villas that boast some of the finest views in Cyprus.

Owners will marvel at the panorama from their villa which on a clear day allows views as far as Famagusta and the sea beyond. The night time view of Nicosia is spectacular and has been described as North Cyprus's version of the Hollywood Hills with the twinkling lights of the city spread out in the distance - truly beautiful.



Distances

- Nicosia Capital City - 10 min
- Kyrenia - 5 minutes
- Beaches - 10 minutes
- Historical sites - 3 minutes'
- Restaurants - 3 minutes
- Airport - 25 minutes
- Golf - 40 minutes

The properties are suitable for permanent living or as a holiday home as the properties are both spacious and well located for the beaches of the north coast and Kyrenia and for shopping or working in the capital city Nicosia.



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The Villas

Each private plot will be elevated from the one in front by up to 4 meters, using quality supporting walls enhanced by natural stones.

- Traditional wooden pergola
- Double glazing
- 3 bedrooms
- 3 bathrooms
- Large open plan areas
- First floor terrace
- Master bedroom with private Ensuite



*3D impression

* Images for illustration purposes only. We are bound by only by legal contract.

The Floor Plans

The Ground Floor boasts a large open plan living room / dining room opening to the large ground floor terrace with traditional wooden pergola covering. The large guest bedroom and guest bathroom with full bath are situated comfortably toward the back. The kitchen is at the upper level of the ground floor ensuring a clean look.



Ground Floor					
Living Room		Kitchen	Bedroom	Bathroom	Terrace
Feet2	312	135	137	38	377
Meter2	29	12.5	12.8	3.5	35

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The First Floor has two large bedrooms, both opening onto the vast terrace which has stunning views of the Nicosia Valley. The master bedroom has an ensuite and the family bathroom boasts a full bath.



First Floor					
Master Bedroom		En Suite Bathroom	Bedroom	Bathroom	Terrace
Feet ²	149	40	99	40	323
Meter ²	13.9	3.7	9.2	3.7	30

* Measurements are subject to change. We are bound by only by legal contract.

Standard Specifications included in basic build:

- Construction concrete
- Interior Flooring - Ceramic (Choice of colours)
- Exterior Flooring - Non-Slip Ceramic
- Work top in kitchen (Choice of colours)
- Fitted wardrobes in all bedrooms with respect to dimensions in plan
- Minimum of 2 electrical sockets in every room
- Double glazed windows
- Interior Doors
- Decorative safety balcony fence (First Floor)
- Wooden pergola
- Five years structural guarantee

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Ground Floor (split level)

Upper Level

Kitchen

- Electrical points (4)
- Telephone point (1)
- Work top in kitchen (Choice of colours)
- Stainless steel sink
- Base Units with respect to floor plans (Laminate)
- Ceramic wall tiling above base units

Bedroom 1

- Electrical points (2)
- Telephone point (1)
- Built in fitted wardrobes from floor to ceiling with respect to floor plan

Bathroom 1

- Toilet
- Shower
- Ceramic wall tiles
- Flooring: Ceramic (Non-Slip)
- Sink

Lower Level

Living Room

- Electrical points (3)
- Telephone point (1)
- TV point (1)

Ground Terrace

- Ceramic tiles (non slip)
- Wooden pergola

First Floor

Bedroom 2 (Master Bedroom)

- Electrical points (2)
- Telephone point (1)
- TV point (1)
- Built in fitted wardrobes

Bedroom 3

- Electrical points (2)

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- Telephone point (1)
- Built in fitted wardrobes

Bathroom 2

- Toilet unit
- Bath with shower head
- Ceramic wall tiles
- Flooring: Ceramic (Non-Slip)
- Sink

First Floor Terrace

- Ceramic tiles (non slip)
- Decorative safety balcony fence

Additional Items

- All plumbing included - piping / taps / water pumps etc.
- Solar panels and hot water tank system
- All internal walls to be painted
- All doors internal and external to include locks, handles etc.
- Sewage system - septic tank

Payment plan:

1000 GBP Reservation Deposit
23.5 % upon contract signing (minus 1000)
23.5% upon foundation completion
23.5% upon brick works completion
23.5% upon bathroom units, wall and floor tiling
6% on handover

Completion: 18 months from contract signing

Note: Finished villa for viewing at Bachelo site. Photos available.

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Prices from £104, 950