

The Boat House

{multithumb thumb_height=95 thumb_width=190 thumb_proportions=crop thumb_bg=#FFFFFF}

Sited a mere 75 metres from the sea, the Boat House enjoys an unparalleled position in the area with commanding views of Kalamar Bay and the islands beyond.

Designed to the highest specification with up to the minute technology, both the interior and exterior spaces offer the ultimate in luxury and easy living.

This superb property boasts an interior of 325 sq metres, exceptionally spacious outdoor entertainment areas, natural stone terraces, a large infinity pool and wooden decking areas; all set in beautiful, private grounds designed by UK award winning landscapers, which meanders down to the private beach platform and jetty below.

P.O.A.

{slide=Internal specifications}

- The Boat House has 300m² of living space over 2 floors
- Mezzanine floor with glass walls
- Large open plan entertaining area with dual aspect feature fireplace
- High spec. fully fitted kitchen with built in appliances, American fridge, centre island with integrated hob, BBQ, & quality fittings
- Feature staircase
- Separate ground floor cinema room
- Master bedroom with dressing room, double Jacuzzi style bath & walk in double shower room
- Mezzanine study attached to master bedroom
- Three further double bedrooms with ensuite bathrooms
- Further fifth bedroom/ utility room/ children's/nanny's room /gym
- Polished marble flooring
- Marble bathrooms
- Heated towel rails
- Contemporary bathroom fittings
- Tinted, comfort double glazed windows and doors
- Recessed Halogen lighting
- Zoned underfloor heating throughout

- Air conditioning throughout
- Internet WIFI connection
- Wireless house alarm
- Internal and external intercoms
- Wired for sound
- Hidden safe{/slide} {slide=External specifications}

- Double garages and parking
- Gated entrance with remote operation
- Landscaped gardens with automatic watering system
- Plot size 2500 sq mtrs
- Private heated infinity swimming pool (4m x 14m/ 11ft x 46ft)
- Jacuzzi pool
- Chemical free pool cleaning system
- Pool side shower
- Poolside pergola with large seating areas
- Wiring for external music
- Ambient lighting
- Stone and wooden decking terraces
- Outdoor BBQ
- Private beach platform and jetty
- Seaside kitchen with shaded dining area
- Seaside shower

*Recreational areas can be incorporated into the grounds at the buyers request{/slide} {slide=Utilities, build & services specifications}

- Fixtures and fittings guarantee
- Mains water with pump and filter
- Main electric with back up generator
- Private septic tank with connections to mains sewage system when operational
- Eco-friendly water collection and storage tank
- Solar system for hot water with electrical back-up
- Regulator

- Under pool storage area and plant room
- Tinted comfort double glazing
- Full damp course
- Full structural building guarantee

{/slide}