



Cape Villa Collection

ATLANTIS

This modern home completed in 2005 is situated only 4 minutes walk to Llandudno beach. There are tennis and squash courts within 50 meters of the house. The home is very private and no obstruction of the view from all levels. Access to the living area is on one level from the street with no steps. Children over 10 year

Bedrooms:

3 double bedrooms en suite, (2 sea-facing with balconies, 1 self contained flat with separate entrance).

1 double bedroom en-suite forms part of the self contained flat, 1 king size main bedroom en-suite and a twin bedded room en-suite. The latter 2 suites open onto balconies viewing the ocean and mountains. All finishes are of a superior standard. In the master suite an unusual feature is a large shower with access from both sides. A bidet, large bath and heated towel rail are also part of the master bathroom. The bedroom level is linked with intercom phones to the living area and gate entrance.

Lounges:

There are 2 lounges; one downstairs with cable/satellite TV master point for TV sets elsewhere (Kitchen and master bedroom). The open plan main lounge is upstairs with a 10 seater dining room table, kitchen with informal dining area opening onto terrace with unsurpassed views of Llandudno bay and the surrounding mountains. Solid American Ash timber floors and Russian Spruce ceilings provide a cool beach house feel while the bedroom level is carpeted with Malaysian hemp carpets with under-carpet heating. The upper lounge/kitchen area is heated by a Godin wood/anthracite burner which augments the AGA coal stove in winter. There is an open plan mezzanine study above the lounge with ADSL internet access, computer and office area and the stairs have no balustrade and therefore is not child friendly. Another staircase leads down to the bedroom level from where access is obtained to the garden, pool and pool room.

Kitchen:

The kitchen is open plan with direct access to the terrace, laundry and garage. There is a 4 seater dining room table for informal meals. On display is a functional AGA stove which is only really used in the winter. The everyday stove is a high tech gas hob and electric oven with state of the art extractor fan. Enjoy cooking

Garden and pool:

An intimate courtyard garden with cascading water feature enhances the entrance. The swimming pool is situated on the sea side with shade trees nearby. A fully equipped pool room with refrigerator, eye level Gaggenau stove and glass top hob, dining and lounge area with full bathroom and shower facilities, poolside entertainment and offers cool respite in the height of summer. There are 2 portable braai facilities, one for pool area and one for upstairs balcony.

Cleaning:

Full day or half day servicing can be arranged on Mondays and Fridays at R120 / day.

Parking:

There is a double lock up garage with direct access into the main and has a laundry area and deep freezer.









