

## VILLA MAXIMA

### **Villa Maxima 3-6 bedrooms, 3-5 en-suite bathrooms, 2 WC's**

Maximum views, maximum space. This stylish new luxury villa in Camps Bay is ideally located in a quiet cul-de-sac in the wind-sheltered Glen area, offering spectacular sea views from both levels. The palm-lined white sand beach and trendy restaurants of Camps Bay are within 15 minutes walk. Downtown Cape Town is within 10 minutes drive. The architecture and interior design are sleek and modern, with cool, subtle tones. A generous terrace leads to the large 9.5 X 4.5 meter swimming pool and garden. The pool terrace is comfortably furnished with loungers and sofas where guests can enjoy 180 degree sea and mountain views. The villa has the flexibility to be rented as a private 3 bedroom house or 6 bedroom villa.

### **General**

- 2 level villa above street level with large pool terrace and garden
- 6 bedrooms, 5 en-suite bathrooms, 2 guest WC's
- 2 X living/dining/fully equipped kitchen areas, plus scullery
- Can be rented as a private 3 bedroom or 6 bedroom villa
- Sea and Mountain views
- 15 minutes walk to the beach and restaurants
- Telephone , wireless internet
- LED HD TVs with DSTV connection
- Aircon in living and bedroom areas
- Alarm with security cameras and ADT response service
- Cleaning 2 X week, garden and pool service
- Access to laundry room with washing machine and tumble dryer
- Ice machine in scullery
- Garage for 3 cars

### **Ground Floor**

- 163 square meter indoor living area
- Sea views
- Living, dining, fully equipped kitchen plus scullery
- Kitchen includes dishwasher, oven, hob, microwave and fridge/freezer
- Dining room seating for 6.
- 40" HD LED TV in lounge
- iPod connection
- Fireplace in living area
- Aircon in lounge and west-facing master bedroom
- 1 sea view bedroom with en-suite bathroom
- 2 garden view bedrooms with en-suite bathrooms
- Guest WC

### Outdoors

- 94 square meter outdoor spaces
- Extensive pool terrace
- garden with small lawn
- 9.5 X 4.5 meter pool , 1.8 meters deep
- Outdoor dining for 8
- 10 loungers, sofas and built-in seating with cushions
- Gas BBQ/Braai

### Bedroom 1

- 27 square meter
- Sliding glass doors opening to back terrace
- En-suite bathroom with bathtub, separate shower, toilet and bidet
- King size bed
- Stiebel Eltron heating in bathroom
- Extensive cupboard space

### Bedroom 2

- 17 square meter
- Garden view
- En-suite bathroom with shower, toilet
- King size bed
- Stiebel Eltron heating in bathroom

### Bedroom 3 (Master Bedroom)

- 27 square meter
- Sea view
- 9.5 square meter en-suite bathroom with bathtub, separate shower, toilet and bidet
- King size bed
- Aircon/heating in bedroom
- Stiebel Eltron heater in bathroom
- 40" LED HD TV

### First Floor (6 bedroom rental option only)

- 227 square meter including terrace
- Living/dining/kitchen area with sliding glass doors open on to covered sea view balcony
- Kitchen includes dishwasher, oven, hob, microwave and fridge/freezer
- Sea Views
- Dining room seating for 6 persons
- 50" LED HD TV
- iPod connection
- Fireplace in living area
- Aircon in living and west-facing master bedroom
- 1 sea view bedroom with en-suite bathroom
- 1 mountain view bedroom with en-suite bathroom
- 1 garden view bedroom
- Guest WC
- Gas BBQ/Braai

**Bedroom 4**

- 24 square meter
- Mountain view
- En-suite bathroom with shower, toilet, bidet
- King size bed
- 40" LED HD TV
- Stiebel Eltron heater in bathroom
- Extensive cupboard space

**Bedroom 5 (Master Bedroom)**

- 29 square meter
- West-facing sea view bedroom with sliding glass doors opening to covered balcony
- En-suite sea view bathroom with bathtub and separate shower
- King size bed
- 40" LED HD TV
- Aircon/heating in bedroom
- Stiebel Eltron heater in bathroom
- Extensive cupboard space

**Bedroom 6**

- 23 sqm
- Garden views
- King size bed
- Heating in bathroom
- Extensive cupboard space



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