



STATE



VILLA 2003

BEAUTIFUL MODERN VILLA  
WITH PANORAMIC OCEAN VIEW









## INTRODUCTION

This modern luxury villa, designed by STATE Of Architecture, is located on an 843 m2 plot with stunning ocean views.

The spacious veranda overlooks a swimming pool and wooden sun deck, perfect for sunbathing. The villa features black aluminum sliding doors that seamlessly blend indoor and outdoor living.

The kitchen boasts modern amenities and a sea view. The sloping plot offers panoramic sea views and privacy, with a low-maintenance garden featuring native vegetation.

Located just a 3-minute walk from Karakter Beach, Koraal Rooftop Terrace, and other amenities, this turn-key villa is offered by STATE of Projects.

## DETAILS

- Plot size: 843 m2
- Bedrooms: 3
- Bathrooms: 2
- Swimming pool with sea view
- Panoramic sun terraces
- Modern architectural style with high-quality luxury finishes
- Turn-key construction





## OUTDOOR LIVING







# MODERN DESIGN







## SUNSET VIEWS





# FLOOR PLAN



## FLOOR PLAN

The villa offers 3 bedrooms. The master bedroom has its own spacious bathroom with sink, shower and toilet. This bedroom also has enough space for cupboards and access to the veranda via sliding doors. On the other side of the living room there are 2 guest bedrooms. These share a bathroom with sink, shower and toilet in 'Jack & Jill style'. The bedrooms are pleasantly spacious and also offer sufficient cupboard space. All bedrooms and the living room have split-level air-conditioning units. Behind the living room there is also a storage room with washing machine connection.







# MATERIALIZATION





RECESSED  
SPOT - WHITE



DOOR HANDLE  
- BLACK



FRAMES AND SLIDING  
DOORS - BLACK



WALLS AND CEILING  
- RAL 9016



SWITCHGEAR - WHITE  
BRAND: GIRA



CERAMIC TILE FLOOR  
LIGHT-GREY  
60 X 60 CM

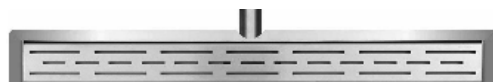




## SANITARY

GLASS  
BRAND: REVITAL  
TYPE: SMART LINE - BRIGHT  
GLASS

SHOWER DRAIN  
BRAND: WIESBADEN  
TYPE: 3RD GENERATION -  
RVS



BUILT-IN RAIN SHOWER  
BRAND: BRAUER  
ART. NR: 4260483794971  
TYPE: BLACK EDITION -  
20 CM HEAD SHOWER







## SANITARY

MIRROR WITH LED-LIGHTING  
BRAND: INK  
TYPE: SP2



BASIN MIXER  
MERK: BRAUER  
TYPE: MODEL A - BLACK  
ART. NR: TP-BR-7021



WASHING FURNITURE  
BRAND: INK  
BASE CABINET - BLACK WOOD WITH TURN  
FRAME WASHBASIN (DOUBLE) - POLYSTONE  
GLOSS WHITE



## SANITARY

TOILET ACCESSORIES  
COLOR: MATT BLACK



PRESSURE PLATE - WHITE  
BRAND: GEBERIT



WALL TOILET  
BRAND: QISANI  
TYPE: COMFORT RIMLESS  
- GLOSSY WHITE







## KITCHEN

KITCHEN  
TOP: CERAMIC - MULAN LUX  
FRONTS: MARTINI 403



OVEN - BLACK  
BRAND: AEG  
TYPE: KPK742280B



COMBI-OVEN - BLACK  
BRAND: AEG  
TYPE: KMK761080B



SINK - BLACK  
SINGLE FAUCET - BLACK



## KITCHEN

REFRIGERATOR  
BRAND: SAMUNG  
TYPE: RS68CG883EB1EF



WASHDISHER - BUILT-IN  
BRAND: AEG  
TYPE: FSB32610Z



COOKER - INDUCTION  
BRAND: AEG  
TYPE: IKE95454IB







# INTERIOR PACKAGE



## INTERIOR PACKAGE

Are you struggling to find suitable furnishings or are you unsure about how to approach furnishing your space, fear not. With our furnishing packages you will enjoy a stylish interior that prioritizes the comfort and luxury above all. And rest assured, we're committed to ensuring that our services remain cost-effective and affordable for you as the property owner.

Whether you're a investor or private vendor, we have tailored solutions to meet your needs. Our home furniture package is precisely what you require to maximize your investment. With our furnished packages, complemented by the expertise of our experienced interior designers, furnishing your home with elegance has never been easier.

In addition to our furnishing packages, we can also offer you our design team to create a custom-made interior design plan. You can request this at State of Interior (part of State of Architecture).

