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Demo Villa

Where architecture meets nature

A PRIVATE RESIDENCE · PRESENTED BY PHOTOGENIC PROPERTIES

CONFIDENTIAL — FOR QUALIFIED BUYERS

THE RESIDENCE

A home that changes with the light

Three levels of calm, well-proportioned living: open family and living rooms around a central hall, a kitchen with breakfast area opening to the garden, a quiet upper floor with a generous primary suite and walk-in closet, and a finished lower level for film nights and guests.

Every space in this brochure was photographed, filmed and measured for the private online portal, where the full 3D tours, films and floor plans can be explored.

3,484 SQUARE FEET	4 BEDROOMS	5 BATHROOMS
323.7 m² INTERIOR	3 LEVELS	2 CAR GARAGE



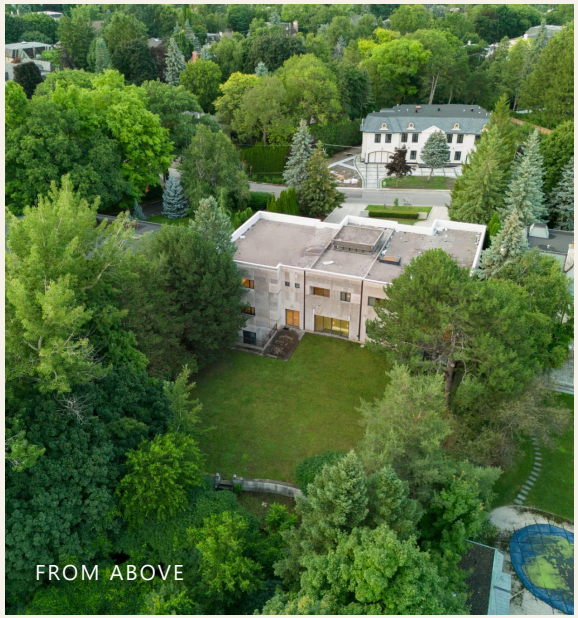
SUNSET EXTERIOR

Arrival & gardens

Mature trees, a quiet forecourt and a private pool terrace designed for long summer evenings.


ENTRANCE & FACADE


POOL & COURTYARD


FROM ABOVE


THE ENTRANCE AT NIGHT

Interiors

Bright, true-to-life HDR photography of the principal rooms.


LIVING ROOM


KITCHEN & ISLAND


PRIMARY SUITE


PRIMARY ENSUITE

Leisure & craftsmanship

A lower level for film nights, and the details that make the house — stone, light and timber.



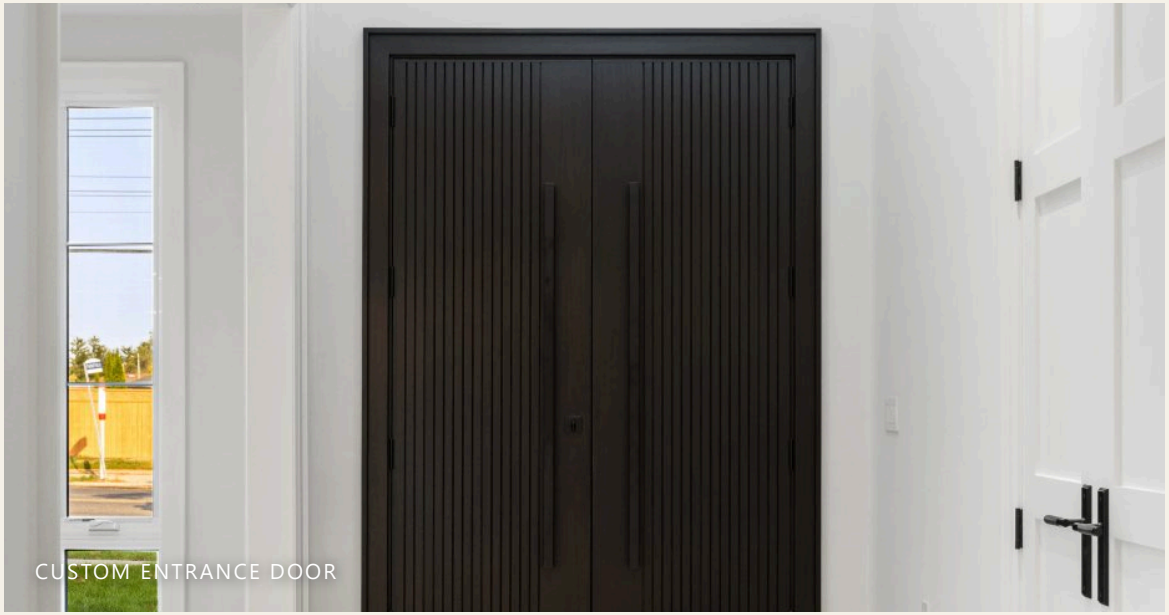
MEDIA LOUNGE



BOOK-MATCHED MARBLE



STATEMENT LIGHTING



CUSTOM ENTRANCE DOOR

THE SETTING

Green, quiet and connected

A low-density neighbourhood of mature trees and generous lots, with parks and ravine trails close by and the city within easy reach.

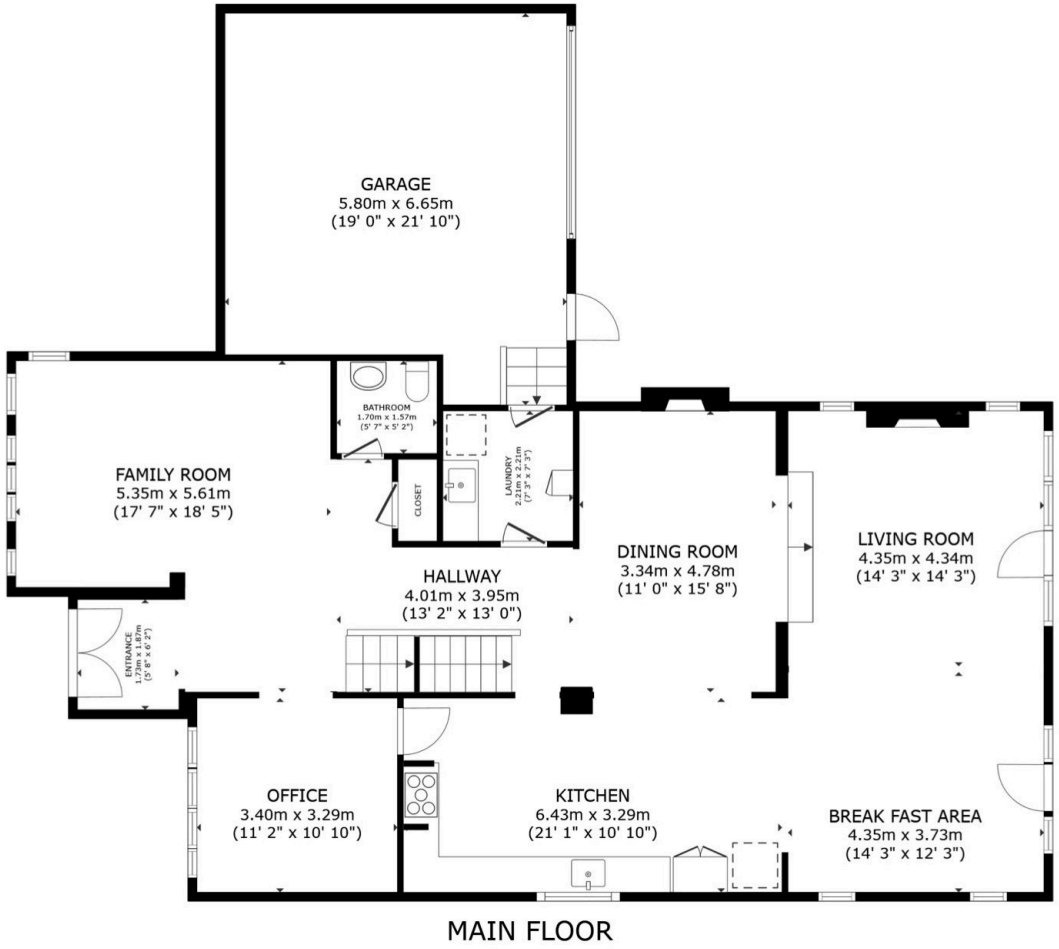
The exact address is shared privately with registered buyers; the online portal shows the approximate area, travel times and the character of the neighbourhood.



THE NEIGHBOURHOOD FROM ABOVE

Main floor

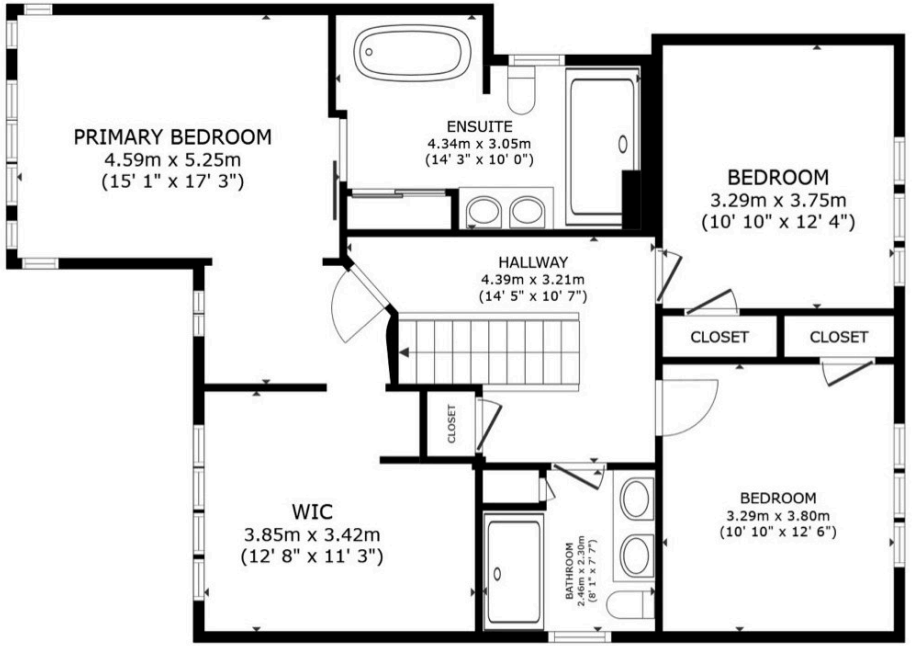
Gross internal area 137.6 m² (1,481 sq ft) · garage 35.4 m² excluded



GROSS INTERNAL AREA
BASEMENT 94.2 m² (1,014 sq.ft.) MAIN FLOOR 137.6 m² (1,481 sq.ft.) SECOND FLOOR 91.9 m² (989 sq.ft.)
EXCLUDED AREAS : GARAGE 35.4 m² (381 sq.ft.)
TOTAL : 323.7 m² (3,484 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Second floor

Gross internal area 91.9 m² (989 sq ft)

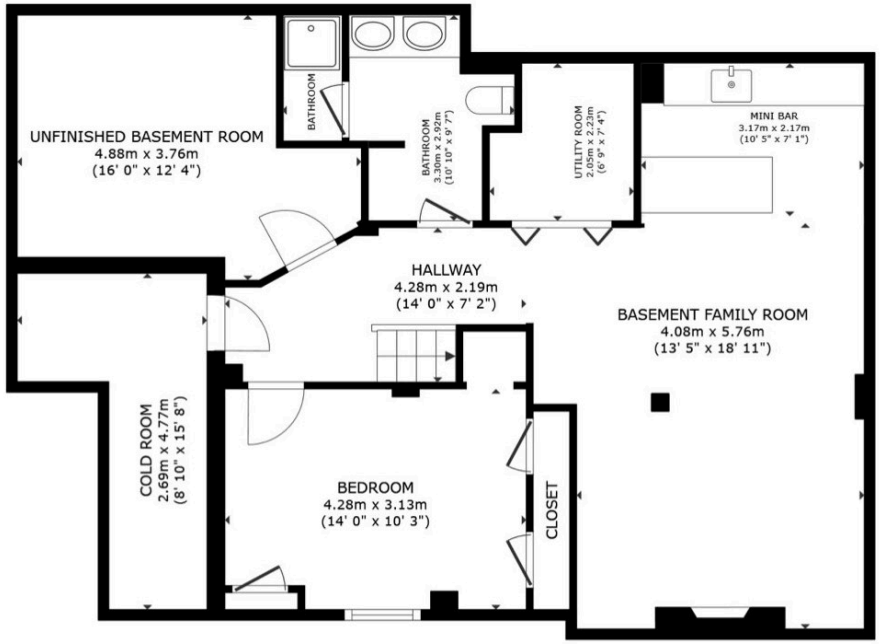


SECOND FLOOR

GROSS INTERNAL AREA
BASEMENT 94.2 m² (1,014 sq.ft.) MAIN FLOOR 137.6 m² (1,481 sq.ft.) SECOND FLOOR 91.9 m² (989 sq.ft.)
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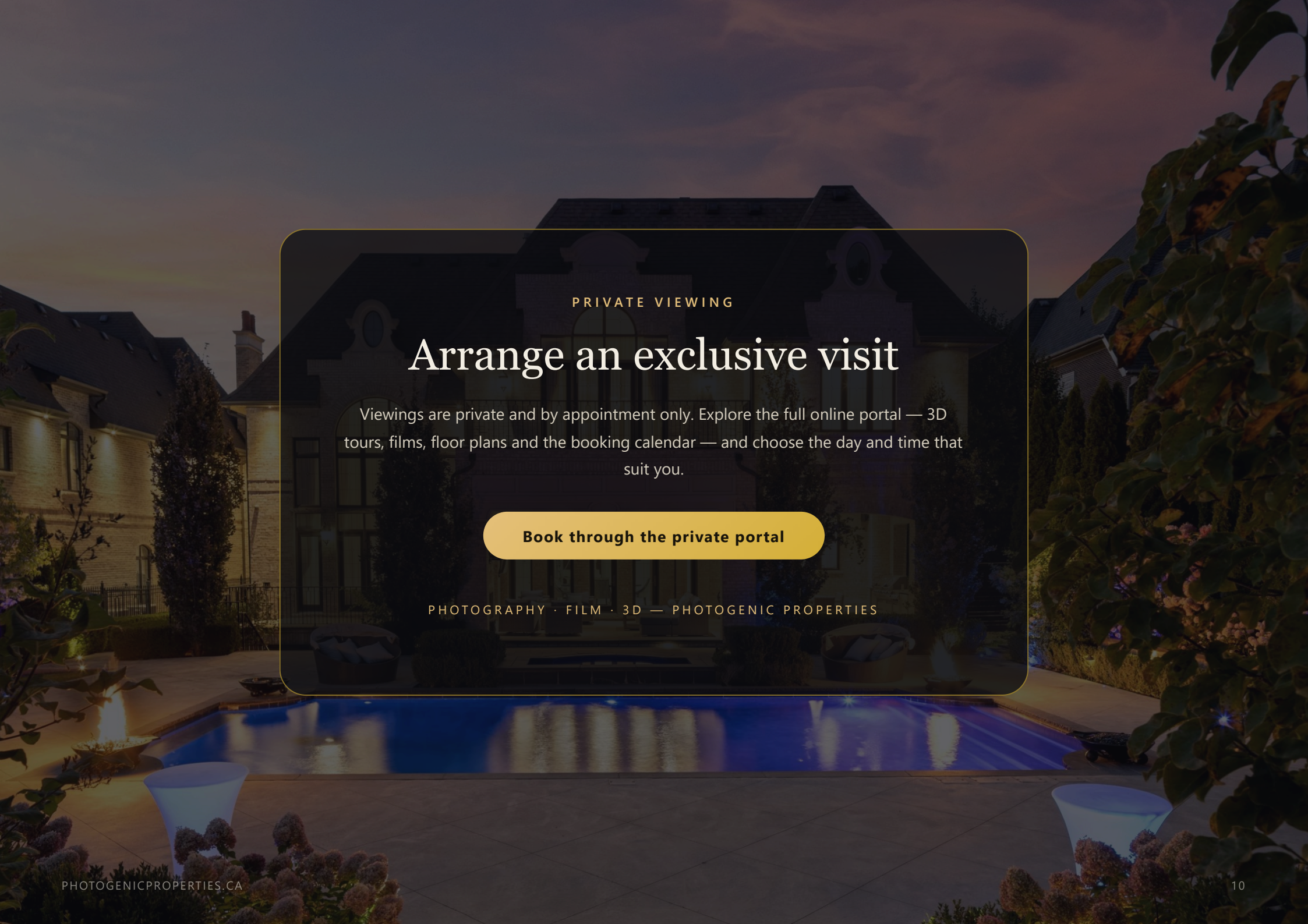
Basement

Gross internal area 94.2 m² (1,014 sq ft) · total 323.7 m² (3,484 sq ft)



BASEMENT

GROSS INTERNAL AREA
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PRIVATE VIEWING

Arrange an exclusive visit

Viewings are private and by appointment only. Explore the full online portal — 3D tours, films, floor plans and the booking calendar — and choose the day and time that suit you.

Book through the private portal

PHOTOGRAPHY · FILM · 3D — PHOTOGENIC PROPERTIES