



## Alsancak

**Price £429,000**

Fraser Properties Cyprus are pleased to offer this lovely 4 bedroom Villa located in the sought after area of Alsancak.

The property consists of a large open plan living & dining area with feature marble fireplace, fully fitted kitchen, 4 large bedrooms (one with en-suite) & 2 bathrooms. In addition the property includes central heating infrastructure & air-conditioning.

Outside, the low maintenance garden includes a variety of trees & shrubs with a driveway & carport, large wooden shed and covered dog pen.

Close to all amenities, popular beaches and the Alsancak national park this property is ideally located for nature lovers & families.

Viewing highly recommended!

### Entrance Hall

11'6" x 15'1" (3.53 x 4.60)

North East facing double wooden doors, fitted shoe cupboard, under stair storage.

### Living/Dining Area

27'9" x 15'5" (8.48 x 4.71)

North, South & East facing window aspect and sliding doors, feature marble fireplace, Beko air-conditioning unit.

### Kitchen

12'11" x 18'2" (3.94 x 5.56)

South West facing window aspects with door leading to garden, bespoke kitchen, granite worktop, Beko oven, hob, dishwasher & fridge freezer. Granite top island with cupboard.

### Utility Room

5'9" x 6'5" (1.76 x 1.98)

West facing window aspect, basin with worktop & storage.

### Master Bedroom with En-suite & Dressing Room

13'5" x 12'11" (4.09 x 3.95)

South facing double doors leading to large terrace with fabulous mountain views, Beko air-conditioning unit, large fitted wardrobes. Dressing Room: 1.93 x 1.99 = 3.86m<sup>2</sup> - Fitted wardrobes.

En-suite: 1.80 x 2.18 = 3.93m<sup>2</sup> - Vanity basin, walk-in shower, toilet unit, wall mounted cupboard.

### Bedroom 2

11'7" x 13'7" (3.55 x 4.15)

South & West facing sliding doors leading to large terrace, Beko air-conditioning unit, fitted wardrobe.

### Bedroom 3

11'6" x 11'3" (3.53 x 3.44)

North facing sliding doors leading to balcony, east facing window, fitted wardrobe.

### Bedroom 4 (Downstairs)

15'5" x 11'3" (4.70 x 3.45)

North facing window & East facing double doors, Fitted cupboards, Beko air-conditioning unit.

### Bathroom (Downstairs)

8'0" x 5'10" (2.46 x 1.79)

West facing window aspect, walk-in shower, vanity basin, toilet unit, wall mounted mirror with cupboard.

### Staircase/Landing

11'7" x 14'7" (3.55 x 4.45)

North facing sliding doors leading to terrace with fabulous sea views, wooden balustrade.

### Family Bathroom

5'10" x 7'7" (1.79 x 2.33)

West facing window aspect, walk-in shower, toilet unit, walk-in shower, vanity unit & basin.

### Garden

Large terraced garden with driveway & carport to accommodate 2 cars, Wooden shed and covered dog pen.

