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# **Arapkoy**

# Price £475,000

Fraser Properties Cyprus are pleased to offer this beautiful 4 bedroom villa in the village of Arapkoy!

Internally the property comprises of 4 double bedrooms (2 en-suite), large sitting room with fireplace, snug/tv room, spacious kitchen/diner with a separate utility room, family bathroom, guest w/c and an office/storage room which can easily be converted into a 5th bedroom.

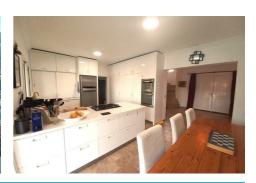
Externally the plot is just over 1 donum (1351m2) which includes a feature 15x8m infinity pool with breath taking mountain views, landscaped gardens with irrigation system and a variety of trees & shrubs, plenty of terracing, covered pergola/dining area, 2 storage sheds & a large driveway.

In addition the villa is being sold with white goods, air-conditioning throughout, gas central heating, electric solar panels & back-up battery system.

Title deed in owners name, VAT all paid! Great value for money, don't miss out!







#### **Entrance Hall**

20'0" x 10'5" (6.12 x 3.18)

North facing double door entrance, access to lounge, kitchen & staircase.

#### Lounge

21'0" x 16'10" (6.41 x 5.14)

South & East facing window aspects,

sliding glass doors leading to covered terrace overlooking the pool, Feature marble (gas) fireplace.

# **Snug/TV Room**

11'7" x 20'11" (3.54 x 6.38)

North facing window aspects, Arcelik air-conditioning unit, large fitted bookshelf.

## **Kitchen & Dining Area**

12'8" x 23'11" (3.88 x 7.29)

South facing window aspects with sliding doors leading to covered terrace, Fully fitted kitchen with composite worktop, 5 ring whirlpool hob,

oven, microwave, fridge freezer, integrated Arcelik dishwasher, Indesit washing machine,

additional double door fridge freezer in utility room with lots of storage area.

#### **Guest W/C**

5'8" x 5'11" (1.74 x 1.82)

North facing window aspect, toilet unit, vanity unit, wall mounted mirror, heated towel rail.

### **Office with Storage Room**

12'9" x 18'10" (3.89 x 5.75)

South & East facing window aspect, large storage cupboards & shelves.

## Staircase/Landing

8'3" x 15'11" (2.53 x 4.86)

West facing window aspect, Travertine marble staircase, wrought iron handrail.

### Master Bedroom with En-suite & Walk-in Wardrobe

21'0" x 14'0" (6.41 x 4.28)

North & South facing window aspects with sliding doors leading to private terrace.

Bosch air-conditioning unit, ceiling fan, walk-in wardrobe.

En-suite: Walk-in shower, toilet unit, vanity unit, wall mounted mirror, heated towel rail, walk-in wardrobe.

#### **Bedroom 2 with En-suite**

19'11" x 12'2" (6.08 x 3.72)

Large fitted wardrobe, North & South facing window aspects, sliding doors leading to private balcony, Arcelik air-conditioning unit. Ensuite: Vanity unit, walk-in shower, toilet unit, heated towel rail, wall mounted mirror.

## **Family Bathroom**

6'3" x 11'2" (1.93 x 3.42)

North facing window aspects, Large bathtub with overhead shower, toilet unit, vanity unit, wall mounted mirror, heated towel rail.

## Bedroom 3

12'11" x 12'7" (3.95 x 3.86)

South facing window aspects, large fitted wardrobe, Arcelik air-conditioning unit.

## **Bedroom 4**

12'10" x 13'4" (3.92 x 4.07)

South facing window aspect,

Arcelik air-conditioning unit,

Large fitted wardrobe.

#### Garden

4432'4"6'6" (1351m2)

Landscaped garden with irrigation system, large driveway to accommodate up to 5 cars,

pergola covered dining area, large covered terrace overlooking pool, 2  $\times$  storage sheds,

variety of fruit trees & Mediterranean plants, hot tub, large infinity pool with stunning views of the mountains.













