



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	