



Arapkoy

Price £440,000

Fraser Properties Cyprus are excited to offer this stunning 285 m² house on a generous 1250m² plot in the tranquil village of Arapkoy, just 15 minutes from Kyrenia. This spacious home features four bedrooms, each with en-suite bathrooms, ensuring comfort and privacy. The fully fitted kitchen boasts elegant granite worktops, seamlessly connecting to a large lounge that highlights a beautiful marble fireplace.

Step outside to discover low-maintenance landscaped gardens, a covered terrace, and a charming gazebo seating area, perfect for outdoor entertaining. The 12x6m swimming pool with a Roman end invites relaxation, complemented by an independent pool/utility room for added convenience. The property also includes a garage/storage area, all while offering breathtaking panoramic sea and mountain views. This is a perfect blend of luxury and serenity.



Entrance/Hallway

19'2" x 9'8" (5.85 x 2.96)

Lounge

20'8" x 21'2" (6.31 x 6.46)

East & West facing window aspects, feature marble fireplace, sliding doors leading to covered terrace & front terrace, Americool air-conditioning unit.

Kitchen/Dining Area

19'0" x 21'9" (5.81 x 6.64)

South & West facing window aspects with panoramic views of the Mediterranean & mountains. Fully fitted kitchen with Granite worktop & breakfast island, sliding doors leading to covered terrace and pool area, Americool air-conditioning unit, ceiling fan, Arcelik dishwasher, oven, hob, extractor, fridge freezer, microwave.

Landing/Staircase

19'1" x 9'11" (5.84 x 3.03)

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

Master Bedroom with Ensuite

20'8" x 14'0" (6.30 x 4.27)

East & West facing window aspect, sliding doors leading to large terrace with stunning views, large fitted wardrobe, Americool air-conditioning unit, ceiling fan & light. En-suite: North facing window aspect, bathtub, walk-in shower, heated towel rail, pedestal basin, toilet unit, wall mounted mirror.

Bedroom 2 with Ensuite

19'10" x 13'11" (6.07 x 4.25)

West facing window aspect, sliding doors leading to large terrace with amazing sea & mountain views, ceiling fan with light, Fujicool air-conditioning unit, walk-in wardrobe. En-suite: Pedestal basin, toilet unit, walk-in shower, wall mounted mirror, east facing window aspect, heated towel rail.

Bedroom 3 with En-Suite

18'10" x 16'4" (5.75 x 4.99)

East & West facing window aspects, sliding doors leading to private terraces, Fujicool air-conditioning units, ceiling fan, fitted wardrobe. En-suite: Pedestal basin, wall mounted mirror, heated towel rail, toilet unit, west facing window aspect, walk-in shower.

Bedroom 4 with En-suite (Downstairs)

19'10" x 15'8" (6.05m x 4.78m)

South & East facing window aspects, sliding doors leading to pool area, fitted wardrobe, Americool air-conditioning unit, ceiling fan. En-suite: Walk-in shower, pedestal basin, toilet unit, South & West facing window aspects.

Guest W/C

4'9" x 6'0" (1.45 x 1.84)

West facing window aspects, toilet unit, bespoke basin, wall mounted mirror.

Garden Area

Swimming Pool

39'4" x 19'8" (12 x 6)

12x6m Overflow pool with Roman end, stunning panoramic sea & mountain views, Plenty of terracing for relaxing & sunbathing.

Garden Area

Just under 1 Donum plot size (1250m2), private drive way to accommodate upto 5 cars, low maintenance landscaped gardens, 10x6m overflow pool with roman end, plenty of terracing, gazebo seating area with magnificent mountain views, South facing covered terrace & North facing seating area.

Utility/Pool Room

Independent pool/utility room, fitted kitchen cupboards, worktop & sink, washing machine, shower room, toilet unit, pedestal basin.

Garage/Storage Area

Garage & Storage area next to the utility room.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales EU Directive 2002/91/EC		