



Ozankoy

Reduced To £349,950

Fraser Properties Cyprus are pleased to offer this lovely pre-74 Turkish title property for sale in Ozankoy.

A charming property with three bedrooms (master en-suite) and a family bathroom complete with a bathtub. Elegant travertine marble flooring runs throughout the home.

The fully fitted kitchen is perfect for culinary enthusiasts, while the spacious lounge area features a feature marble fireplace with an integrated log burner, providing a cozy atmosphere. Electric panel heaters and air-conditioning ensure every corner of the home remains comfortable.

Outside, enjoy the beautifully landscaped garden, highlighted by a 10x5 meter overflow pool with a classic Roman end. Covered terraces offer ideal spots for outdoor relaxation with a stone barbecue to complete this perfect outdoor retreat.



Master Bedroom with En-Suite

14'5" x 15'6" (4.41 x 4.74)
North & West facing window aspects,
sliding doors leading to private balcony overlooking pool & garden,
large fitted wardrobe & air-conditioning unit.
En-Suite: Walk-in shower, toilet unit, pedestal basin & wall mounted mirror.

Family Bathroom

8'0" x 4'11" (2.46 x 1.5)
South facing window aspect, large bathtub with overhead shower,
toilet unit, pedestal basin, wall mounted mirror.

Bedroom 2

11'9" x 9'10" (3.59 x 3.02)
East facing sliding glass doors leading to balcony,
fitted wardrobe & air-conditioning unit.

Staircase/Landing

15'5" x 8'9" (4.70 x 2.67)
South facing sliding glass doors leading to terrace,
West facing windows, Travertine marble staircase with wrought iron hand rail.

Entrance Hall

8'1" x 15'4" (2.47 x 4.69)
South facing front door entrance, under-stair storage area,
access to lounge & kitchen areas.

Lounge

15'8" x 20'3" (4.78 x 6.18)
South & East facing window aspects,
sliding doors leading to terrace & garden,
feature marble fireplace with integrated log burner.

Kitchen & Dining Area

19'10" x 11'5" (6.06 x 3.48)
North, East & West facing window aspects,
sliding doors leading to covered terrace & pool area,
fully fitted kitchen, Arcelik fridge freezer, oven, hob,
extractor fan & dishwasher.

Utility Room

4'10" x 8'6" (1.48 x 2.61)
West facing garden door, fitted cupboards,
worktop & sink, Arcelik washing machine.

Guest W/C

8'4" x 3'4" (2.55 x 1.04)
West facing window aspect, toilet unit,
pedestal basin, wall mounted mirror.

Swimming Pool

32'9" x 16'4" (10 x 5)
10x5 Overflow swimming pool with roman end.
Surrounded by lush gardens and plenty of terracing.

Garden Area

Private & beautifully landscaped gardens with a variety of trees
surrounding the pool.
North, South and East facing terraces enable you to escape the sun
anytime of day!
In addition there is also a garden shed, stone barbecue and a
driveway to accommodate 2 cars.



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		