



Lapta

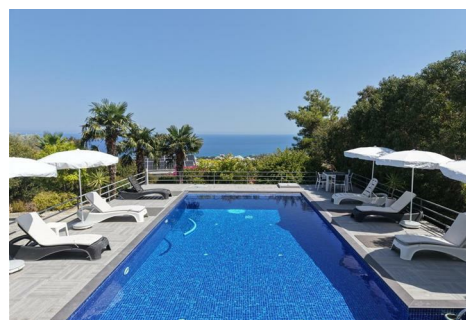
Price £329,950

Elegant 3-Bedroom Villa with Panoramic Mediterranean Views in Lapta

Fraser Properties Cyprus proudly presents this immaculate 3-bedroom villa, perfectly positioned in the peaceful village of Lapta. Offering spectacular Mediterranean sea views, this home delivers the ideal blend of luxury, comfort, and tranquility.

The spacious interior features a modern, fully fitted kitchen with sleek white granite worktops and a convenient breakfast bar. The bright and airy living room includes a pellet wood burner connected to central heating for year-round comfort, complemented by full air-conditioning throughout the property. Additional highlights include a master bedroom with en-suite, a stylish family bathroom, guest shower room, and a practical utility room.

Step outside to enjoy a beautifully landscaped garden, a 10x5m overflow swimming pool, and expansive terraces—perfect for outdoor entertaining or relaxing under the



Entrance Hall

10'4" x 8'10" (3.15 x 2.7)

West facing front door entrance, under-stair storage.

Kitchen & Dining Room

11'6" x 18'11" (3.51 x 5.77)

North facing sliding door aspect leading to terrace overlooking the pool,

South & East facing window aspects, modern fully fitted kitchen with white goods, white granite worktop, dining table/breakfast bar.

Living Room

17'1" x 16'3" (5.22 x 4.97)

North facing sliding doors and window aspects,

West facing window aspects, air-conditioning, Pellet wood burner (linking to central heating).

Utility Room

5'7" x 8'10" (1.70 x 2.68)

South facing door aspect to rear of property,

Fitted cupboards with stainless steel sink, washing Machine.

Downstairs Bathroom

3'5" x 8'6" (1.05 x 2.60)

South facing window aspect,

Vanity basin, toilet unit, walk-in shower, wall mounted mirror.

Staircase/Landing

13'0" x 11'5" (3.97 x 3.5)

South facing window aspect,

Travertine marble staircase, wrought iron handrail,

West facing door leading to small terrace.

Master Bedroom with En-Suite

11'1" x 14'7" (3.39 x 4.44)

North facing doors to balcony, South facing window aspect

East facing window aspect, Fitted wardrobes, Air-conditioning.

En-suite: 1.12 x 1.91

Walk-in shower, vanity basin & toilet unit,

Heated towel rail, South facing window aspect.

Bedroom 2

9'11" x 13'0" (3.01 x 3.97)

North facing doors to balcony,

Fitted wardrobes, Air conditioning unit.

Bedroom 3

9'9" x 12'8" (2.96 x 3.87)

North facing doors to balcony,

Fitted wardrobes, Air conditioning.

Family Bathroom

8'7" x 5'10" (2.62 x 1.78)

South facing window aspect

Vanity basin, bathtub & shower,

Heated towel rail.

Swimming Pool

32'9" x 16'4" (10 x 5)

10x5m overflow pool with plenty of terracing, outstanding sea & mountain views.

Garden

Driveway to accommodate 3-4 cars, landscaped gardens,

North facing terraces overlooking swimming pool,

Perfect for entertaining guests and alfresco dining!



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