



Ozankoy

Price £525,000



Fraser Properties Proudly Presents: An Exceptional "All Singing and Dancing" Villa with Pre-74 Turkish Title Deed.

This outstanding villa truly lives up to the hype - offered with the highly sought-after Pre-74 Turkish Title Deed, guaranteeing secure ownership and long-term peace of mind.

Key Features;

4 Spacious Bedrooms Including a luxurious master suite with en-suite bathroom, and two additional bathrooms serving the remaining three bedrooms — ideal for families or hosting guests.

Designer Kitchen;

A bespoke kitchen with a feature center island, Quartz worktops, and high-end appliances.

Elegant Living Area;

The open-plan lounge and dining space features a cast iron log burner and floor-to-ceiling sliding doors, seamlessly connecting to the covered terrace and gardens.

Exceptional Outdoor Living;

Enjoy a mature, private landscaped garden featuring: Sculpted topiary-style olive trees, Mediterranean shrubs, Banana trees & a vibrant bougainvillea hedge ensuring complete privacy.



Entrance Hall

13'5" x 12'0" (4.11 x 3.66)

East facing large pinewood front door entrance, access to staircase & lounge.

Lounge & Dining Area

16'11" x 25'11" (5.16 x 7.92)

North & West facing floor to ceiling sliding glass doors leading to covered area overlooking the pool, Samsung inverter air-conditioning unit, ceiling fan, feature cast iron log burner, electric panel heaters, spot & ambient lighting, parquet flooring.

Kitchen

18'6" x 16'7" (5.65 x 5.06)

North & West facing floor to ceiling sliding glass doors leading to pool area & garden, Samsung inverter air-conditioning unit, ambient/spot lighting, fully fitted kitchen with black gloss cupboards & white Quartz worktops, large Quartz center island with cupboard storage underneath, American style Bosch fridge freezer, induction hob, extractor, oven & microwave.

Hallway

3'3" x 11'8" (1.01 x 3.57)

Access to/from Kitchen, Lounge, Guest Bathroom & 4th Bedroom, large utility/storage cupboard with mirror.

Guest Bathroom

4'5" x 11'11" (1.35 x 3.64)

East facing window aspect, walk-in shower, heated towel rail, toilet unit, vanity basin & cupboard, wall mounted mirror, utility cupboard with Bosch washing machine.

Staircase/Landing

11'7" x 11'8" (3.55 x 3.56)

East facing large frosted windows, black granite staircase & glass balustrade.

Master Bedroom with En-Suite

18'7" x 16'11" (5.67 x 5.18)

North & West facing floor to ceiling sliding glass doors with panoramic views of the sea & mountains, Large fitted wardrobe with concealed access to en-suite bathroom, Samsung inverter air-conditioning, covered terrace overlooking pool, parquet flooring, ambient lighting & ceiling fan. Ensuite: 1.17 x 2.82 = 3.32m² South facing window aspect, vanity basin & cupboard, wall mounted mirror, walk-in shower, toilet unit, heated towel rail, fan heater.

Bedroom 2

15'7" x 12'4" (4.77 x 3.78)

North & West floor to ceiling sliding glass doors leading to large private terrace, Samsung inverter air-conditioning unit, ceiling fan, parquet flooring & fitted wardrobe.

Bedroom 3

11'5" x 13'10" (3.49 x 4.23)

East facing window aspects, Samsung air-conditioning unit, Large fitted wardrobe, ceiling fan & parquet flooring.

Family Bathroom

4'7" x 7'8" (1.41 x 2.34)

East facing window aspect, walk-in shower, toilet unit, vanity basin & cupboard, wall mounted mirror, heated towel rail.

Bedroom 4 (Downstairs)

10'5" x 9'11" (3.19 x 3.04)

East facing window aspects, fitted wardrobe, ceiling fan, Samsung inverter air-conditioning unit, parquet flooring.

Corridor

10'8" x 3'5" (3.26 x 1.06)

Parquet Flooring, wall mounted tablet control panel, access to 3 bedrooms & family bathroom.

Swimming Pool

36'1" x 13'1" (11 x 4)

Bespoke zero edge pool with multi colour LED lights and heat pump to heat & cool the water

Covered Terrace

27'11" x 20'11" (8.52 x 6.39)

Cosy covered seating area overlooking the pool & garden.

Garden Area

Beautiful enclosed landscaped gardens, irrigation system, lawn area, large bespoke swimming pool, water well, paved dining area, triple length carport with built in lights, large shed, electric gates, CCTV camera system, selection of trees & shrubs including Banana, Olive & Bougainvillea.





