



Lapta

Price £1,195,000

Fraser Properties Cyprus are proud to present this exceptional 5-bedroom villa, a rare blend of timeless character and modern luxury, set on an elevated 4-donum plot with breathtaking panoramic views stretching from the mountains to the coastline.

Located at the end of a private road with secure gated access, this exquisite residence offers total privacy and tranquility, with meticulously landscaped gardens, expansive terraces, and a bespoke swimming pool – all perfectly positioned to enjoy unforgettable sunsets.

Inside, the villa showcases outstanding craftsmanship, from travertine flooring and ornate stone archways to a bespoke kitchen, AGA range cooker, and refined finishes throughout. The grand hallway, spacious lounge, and formal dining area open seamlessly to outdoor entertaining spaces, while five bedrooms (including a downstairs suite)

Entrance/Hallway

28'6" x 14'11" (8.70 x 4.55)
North facing front door entrance, travertine marble flooring,
access to kitchen, lounge, 4th bedroom, dining area and sweeping staircase.

Lounge

22'5" x 16'9" (6.85 x 5.13)
North & East facing window aspect with doors leading to covered terrace,
feature marble fireplace and inverter air-conditioning unit.

Kitchen & Dining Area

31'9" x 12'11" (9.70 x 3.96)
North & South facing window aspects with doors leading to large balcony.
Fully fitted bespoke kitchen imported from the UK, centre island, marble worktops, utility & additional kitchen area.

Staircase

14'5" x 11'5" (4.40 x 3.5)
Beautiful sweeping staircase with feature ball pendant chandelier,
large South facing window aspect.

Landing/Seating Area

16'6" x 10'6" (5.04 x 3.21)
North & South facing window aspects with arched doors leading to balcony,
large seating area and access to three bedrooms and family bathroom.

Master Bedroom with En-Suite

26'11" x 14'11" (8.21 x 4.56)
North, South & East facing window aspects leading, large fitted wardrobe, inverter air-conditioning, spot & ambient lighting.

En-suite: East & South facing window aspects, free standing feature jacuzzi bath tub,
walk in shower, double wash basins with wall mounted mirrors, toilet unit & storage cupboards.

Bedroom 2

15'4" x 12'7" (4.68 x 3.85)
North & East facing window aspects with doors leading to balcony,
fitted wardrobe & inverter air-conditioning unit.

Bedroom 3

13'11" x 11'7" (4.25 x 3.55)
South & West facing window aspects with doors leading to private balcony,
fitted wardrobes & work desk, inverter air-conditioning unit.

Bedroom 4 (Downstairs)

13'11" x 12'3" (4.25 x 3.75)
South & East facing window aspects,
fitted wardrobe & inverter air-conditioning unit.

Guest Bathroom/Utility Room

7'10" x 7'6" (2.4 x 2.3)
Walk-in shower, toilet unit, heated towel rail, basin, wall mounted mirror, utility cupboard, washing machine & tumble dryer.

Family Bathroom

10'2" x 8'8" (3.1 x 2.65)
South facing window aspect, walk-in shower, heated towel rail,
toilet unit, large washbasin, wall mounted mirror and utility cupboard.

Guest House/Annex

A one bedroom self contained apartment with kitchen, lounge & bathroom,
accessed externally, perfect for guests and or staff accommodation.

Garden & Pool Area

18044'7"6" (5500m2)
Beautiful landscaped gardens with large manicured lawns, large driveway, bespoke swimming pool with lots of terracing - ideal for relaxing & sunbathing.

Basement

Large open & enclosed basement areas for storage with an additional workshop for all your DIY needs.

