



Arapkoy

Price £395,000

Fraser Properties Cyprus are delighted to present this immaculate 4-Bedroom Villa with Private Pool, Sea Views & Modern Extras.

Set on a generous private plot in the tranquil village of Arapkoy, this beautifully updated 4-bedroom villa combines modern comfort with Mediterranean charm. Immaculately maintained by the current owners, the property offers spacious living, stylish finishes, and a peaceful setting with partial sea views.

The villa features four well-proportioned bedrooms, two of which include contemporary en-suite bathrooms. The bright and open-plan living area is enhanced by a feature cast iron log burner, ideal for year-round comfort. A new fully fitted kitchen and tasteful décor throughout make this home truly move-in ready.

Entrance/Hallway

17'4" x 5'4" (5.3 x 1.65)
South facing front door entrance,
access to 4th Bedroom, Kitchen, Guest WC & Lounge.

Lounge

20'1" x 15'9" (6.12 x 4.80)
North, South & West facing window aspects with
sliding doors leading to terrace,
feature cast iron log burner, inverter air-
conditioning unit.

Kitchen & Dining Area

24'6" x 11'10" (7.49 x 3.63)
North, East & West facing window aspects with
garden door leading to covered terrace & pool area.
New Fully fitted modern kitchen with white
composite worktop & center island,
Beko fridge freezer, oven, microwave, hob,
extractor, dishwasher and washing machine.

Guest WC

7'10" x 3'7" (2.40 x 1.10)
Toilet unit, vanity basin, wall mounted mirror with
cupboard.

Landing/Staircase

9'4" x 16'11" (2.87 x 5.18)
East facing window aspect, wrought iron handrail,
access to 3 bedrooms and family bathroom.

Master Bedroom with En-Suite

15'3" x 17'0" (4.66 x 5.20)
Triple aspect windows with access to private
terrace with fabulous sea views,
Fitted wardrobes, inverter air-conditioning unit.
En-Suite: Newly fitted bathroom with walk-in
shower with niche , vanity basin, toilet unit, wall
mounted cupboard with mirror.

Bedroom 2

14'1" x 12'4" (4.28 x 3.76)
Double window aspect with access to terrace area,
fitted wardrobes, inverter air-conditioning unit.

Bedroom 3

12'0" x 10'8" (3.65 x 3.25)
Double window aspect with access to terrace area,
fitted wardrobes, inverter air-conditioning unit.

Family Bathroom

7'3" x 5'10" (2.20 x 1.78)
Newly fitted bathroom with walk-in shower with
niche , vanity basin, toilet unit, wall mounted
cupboard with mirror.

Bedroom 4 with En-Suite (Downstairs)

10'9" x 16'11" (3.30 x 5.16)
South facing window aspect, fitted wardrobes,
inverter air-conditioning unit.
En-suite: walk-in shower with natural stone
seating,
vanity basin, wall mounted mirror, toilet unit.

Swimming Pool

8x4 swimming pool with sun terraces for sunbathing
& relaxation.

Garden Area

Beautiful landscaped gardens include a wide
selection of mature fruit trees including olive,
lemon, lime, orange, peach and plum
Covered terrace overlooking the pool with sea
views - perfect for entertaining guests and
relaxing.
A separate gazebo area with dining table and a
south facing terrace adds to the choice of
recreational areas around the garden.
In addition: A private driveway with carport and
several shed/storage areas.

