



Bellapais

Reduced To £299,950

Fraser Properties Cyprus proudly presents this charming traditional Cypriot home in the historic village of Bellapais, one of Northern Cyprus's most picturesque and sought-after locations.

Built at the turn of the 20th century, this beautifully restored residence blends authentic character with modern comfort. Featuring original elements like exposed wooden beams, Travertine marble flooring, and a stunning cast iron fireplace, the home exudes timeless elegance.

Inside, you'll find four spacious bedrooms, three with en-suite bathrooms, plus a large family bathroom. The layout includes two inviting reception areas and a traditional kitchen with rustic wood cabinetry, offering a perfect balance between practicality and charm.

Outside, the property shines with its low-maintenance landscaped gardens and an 8x4m private swimming pool — ideal for relaxation and entertaining. A stone-built



Lounge/Dining Area

11'5" x 35'3" (3.49 x 10.76)

North & South facing window aspect, beamed ceilings, ceiling fan, feature fireplace with integrated log burner, arched windows, spiral staircase leading downstairs.



Kitchen

13'10" x 11'6" (4.24 x 3.51)

East facing window aspect, fully fitted traditional kitchen, granite worktop, marble island, beam ceilings, Arcelik washing machine, oven, hob, dishwasher, Stilevs fridge freezer.

Master Bedroom with En-Suite

19'9" x 12'6" (6.02 x 3.83)

East facing window aspects, Gree air-conditioning unit, beamed ceilings, fitted wardrobe/cupboards.

En-suite: Walk-in shower, pedestal basin, North facing window aspect, toilet unit, mirrored cupboard.



Bedroom 2 with En-Suite

14'10" x 10'6" (4.53 x 3.22)

North facing window aspect, Gree air-conditioning unit, French doors leading to garden/pool area, fitted wardrobe

En-Suite: Walk-in shower, pedestal basin, toilet unit.

Bedroom 3 with En-suite

11'4" x 10'4" (3.47 x 3.16)

West facing glass doors leading to garden/pool area, Gree air-conditioning unit, beam ceiling, fitted wardrobe.



Bedroom 4 (Downstairs)

18'0" x 10'0" (5.5 x 3.06)

West facing window aspects, beamed ceiling,

Two built in Travertine marble mattress platforms - one single & one double.

Lounge (Downstairs)

11'2" x 18'11" (3.41 x 5.77)

West facing window aspect, beamed ceilings,

spiral wrought iron staircase.



Turkish Bathroom & Utility Room

17'11" x 10'11" (5.48 x 3.33)

North facing window aspects, His & Hers glass basins on stone worktop,

Large stone bath with overhead shower, toilet unit, beamed ceilings.

Utility Room: large utility & storage area for appliances, furniture & laundry.



Garden & Pool Area

1706'0"6'6" (520m2)

Low maintenance landscaped garden,

8x4m Skimmer pool, stone barbecue,

large covered terrace, traditional stone features,

huge roof-top terrace with stunning sea & mountain views.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	