



Arapkoy

Price £749,950

Fraser Properties Cyprus are pleased to offer this fabulous 4-bedroom property for sale in Arapkoy offering stunning sea and mountain views. Refurbished to an immaculate standard, it features brand-new bathrooms, double glazing, new doors, underfloor and central heating, and a fully fitted kitchen with high-end appliances. The spacious 290m² interior opens to a beautiful outdoor area with a 12x6m swimming pool, extensive terracing for sunbathing and entertaining, a private driveway, and garage—ideal for luxury living in a serene setting.

Viewing highly recommended, don't miss out!!!

Entrance/Hallway

19'2" x 9'8" (5.85 x 2.96)

Lounge

20'8" x 21'2" (6.31 x 6.46)

East & West facing window aspects, sliding doors leading to covered terrace & front terrace.

Kitchen/Dining Area

19'0" x 21'9" (5.81 x 6.64)

East facing window aspects with panoramic views of the Mediterranean & mountains overlooking pool. Fully fitted kitchen with Granite worktop & breakfast island, sliding doors leading to covered terrace and pool area, High end Bosch appliances.

Landing/Staircase

19'1" x 9'11" (5.84 x 3.03)

West facing window aspect, marble staircase with wrought iron handrail.

Master Bedroom with En-suite

20'8" x 14'0" (6.30 x 4.27)

East & West facing window aspect, sliding doors leading to large terrace with stunning views, large fitted wardrobe.

En-suite: His & Hers walk-in shower, heated towel rail, vanity basin with mirror cupboard, toilet unit.

Bedroom 2 with En-suite

19'10" x 13'11" (6.07 x 4.25)

East facing window aspect, sliding doors leading to large terrace with amazing sea & mountain views, walk-in wardrobe.

En-suite: toilet unit, walk-in shower, vanity basin, heated towel rail.

Bedroom 3 with En-Suite

18'10" x 16'4" (5.75 x 4.99)

East & West facing window aspects, sliding doors leading to private terraces, fitted wardrobe.

En-suite: Vanity basin and mirror, heated towel rail, toilet unit, walk-in shower.

Bedroom 4 (Downstairs)

19'10" x 15'8" (6.05m x 4.78m)

East facing window aspects, sliding doors leading to pool area, fitted wardrobe.

Guest W/C

4'9" x 6'0" (1.45 x 1.84)

Toilet unit, vanity basin with mirror cupboard, heated towel rail.

Garden Area

Just under 1 Donum plot size, private drive way to accommodate upto 4 cars, covered parking area, low maintenance landscaped gardens, 12x6m swimming pool with roman end, plenty of terracing, Magnificent mountain views, South facing covered terrace & North facing seating area.

Swimming Pool

39'4" x 19'8" (12 x 6)

12x6m Overflow pool with Roman end, stunning panoramic sea & mountain views, Plenty of terracing for relaxing & sunbathing.

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

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