



Edremit

Price £599,950

Fraser Properties Cyprus are thrilled to offer this modern 4-Bedroom Villa in Edremit!!!

Located just one minute from the Alsancak-Lefkosa by-pass, this beautifully designed 4-bedroom villa offers a perfect blend of style, comfort, and functionality. Presented in immaculate condition, the property is ideal for those seeking a high-end home in a peaceful yet convenient location.

The villa features four generously sized bedrooms, three of which have en-suite bathrooms, plus an additional family bathroom. Every room is designed to maximize natural light with floor-to-ceiling sliding glass doors, offering seamless access to outdoor spaces and panoramic views. The upper terraces are fitted with elegant bi-folding aluminum decorative sunshades with wooden effect that provide both privacy and architectural charm.

The heart of the home is an open-plan lounge and fully fitted kitchen, equipped with high-end appliances, granite worktops, a central island, and a striking cast iron fireplace



Entrance/Hallway

15'4" x 13'6" (4.68 x 4.13)

South facing, concealed feature wooden front door, Mirrored storage cupboard, feature wooden staircase with glass background.

Open Plan Lounge & Kitchen

30'8" x 18'4" (9.35 x 5.59)

East facing, full length floor to ceiling sliding glass doors leading to pool area, integrated feature cast iron fireplace, LED colour lighting, Fully fitted modern kitchen with white granite worktops, Bosch fridge freezer, oven, microwave & dishwasher, center island with Bosch hob & extractor, plenty of cupboard space.

Guest Bathroom

8'7" x 4'11" (2.63 x 1.52)

North facing window aspect, vanity basin & cupboard, wall mounted mirror, walk-in shower, toilet unit.

Staircase/Landing

11'8" x 13'1" (3.58 x 4.01)

Large north facing floor to ceiling window aspect, south facing landing window, Wooden staircase with glass balustrade, storage cupboards, Bosch washing machine.

Master Bedroom with En-Suite

16'11" x 14'7" (5.18 x 4.47)

West facing floor to ceiling sliding glass doors, private covered terrace with bi-folding aluminum decorative sunshades, large fitted wardrobe & vanity table.

En-Suite: See through glass with blinds to bedroom, walk-in shower, vanity basin & cupboard, toilet unit, large wall mounted mirror.

Bedroom 2 with En-Suite

15'5" x 18'6" (4.70 x 5.64)

East facing floor to ceiling sliding glass window aspect, terrace with bi-folding aluminum decorative sunshades over looking pool, large fitted wardrobe, parquet flooring.

En-Suite: Walk-in shower, toilet unit, vanity basin & cupboard, large wall mounted mirror.

Bedroom 3 with En-Suite

18'3" x 14'8" (5.57 x 4.48)

East facing floor to ceiling sliding doors leading to covered terrace, bi-folding aluminum decorative sunshades on terrace overlooking pool, parquet flooring, large fitted wardrobe.

En-suite: Walk-in shower, toilet unit, vanity basin & cupboard, large wall mounted mirror.

Bedroom 4 (Downstairs)

11'3" x 15'1" (3.44 x 4.62)

North facing floor to ceiling sliding glass doors leading to garden area.

Garden Area

Low maintenance landscaped garden with irrigation system, driveway and covered parking area to accommodate 2 cars, extended patio around pool area with shower, storage room/shed. Stone landscaping gives the garden a modern feel.

Outdoor Storage Area

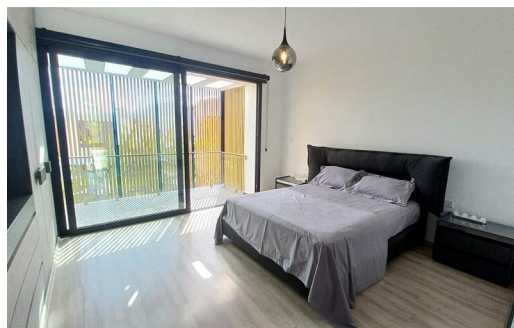
9'1" x 21'5" (2.77 x 6.54)

Large storage area for all garden furniture & equipment, Has electric and water supply.

Swimming Pool

32'9" x 16'4" (10 x 5)

Beautiful modern overflow pool with large surrounding terraces, perfect area for sunbathing, relaxing & alfresco dining.



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		