



## Ozankoy

Price £850,000

Fraser Properties Cyprus are thrilled to present this immaculate Pre-74 Turkish Title Villa in Ozanköy.

Set on an impressive 2035 m<sup>2</sup> plot, this beautifully maintained villa offers generous living spaces, refined comfort, and wonderful mountain views within a peaceful and highly desirable neighborhood. Its Pre-74 Title deed provides extra peace of mind and the substantial plot size gives potential for future expansion or additional development.

Thoughtfully designed and meticulously cared for, the home features 4 bedrooms, including 3 spacious en-suites, with the fourth currently arranged as a snug—perfect for flexible use or a remote working space. The expansive open-plan living and dining area, which includes a cosy TV area and a feature fireplace, forms the heart of the home. Wide bi-folding doors open directly onto the pool terrace and gardens, filling the space with natural light and creating a seamless indoor-outdoor flow. The fully equipped bespoke kitchen with centre island. Additional accommodation includes a Utility room, excellent practicality rooftop room and terrace, offering an



### Entrance Hall

11'3" x 24'1" (3.43 x 7.36)  
North facing double steel door entrance, side windows for natural light, large hallway storage cupboards.

### Lounge & Dining Area

15'0" x 30'8" (4.59 x 9.35)  
South, West & East facing glass doors giving a beautiful view of the garden & pool area, four ceiling fans, 2 Arcelik air-conditioning unit.

### TV Room

16'0" x 30'8" (4.90 x 9.35)  
Feature central log burner, wall paper décor.

### Kitchen

17'5" x 14'2" (5.32 x 4.34)  
South facing door leading to garden, East facing window aspect, Fully fitted modern kitchen with porcelain worktops, centre island & cupboards, Arcelik oven (double), hob, extractor, dishwasher, wine cooler fridge, inverter Arcelik air-conditioning unit.

### Guest WC

4'5" x 5'8" (1.37 x 1.75)  
Bespoke ceramic floor tiles, toilet unit, basin & wall mounted cupboard & mirror.

### Utility Room

6'4" x 13'6" (1.94 x 4.12)  
West facing window, fitted cupboards & worktops, double sink, Bosch washing machine & tumble dryer, heated towel rail.

### Master Bedroom with En-Suite

20'6" x 17'9" (6.27 x 5.42)  
West facing window aspect, South facing door leading to garden, Fujicool air-conditioning unit, ceiling fan, large fitted wardrobe, walk-in wardrobe/storage area.  
En-suite: Walk-in shower, toilet unit, heated towel rail, bespoke vanity basin, wall mounted mirror and cupboard.

### Bedroom 2 with En-Suite

15'1" x 13'8" (4.60 x 4.17)  
North & West facing window aspects, Bosch inverter air-conditioning unit, large fitted wardrobe, ceiling fan.  
En-Suite: Walk-in shower, large bathtub, toilet unit, basin, wall cupboard & mirror.

### Bedroom 3 with En-Suite

17'1" x 13'7" (5.21 x 4.15)  
North & East facing window aspects, ceiling fan, inverter Bosch air-conditioning unit, large fitted wardrobe.  
En-Suite: Walk-in shower, toilet unit, bespoke basin, wall cupboard & mirror.

### Bedroom 4

13'9" x 10'6" (4.20 x 3.22)  
East facing window aspect, ceiling fan.

### Upper Terrace/Room

15'6" x 20'1" (4.74 x 6.14)  
North, South, East, West facing window aspects giving fabulous 360° panoramic views of the sea & mountains, separate outdoor seating terrace, large storage/utility cupboard.

### Basement/Garage

34'4" x 29'9" (10.48 x 9.08)  
Large underground garage, workshop and storage area with automatic garage door.

### Garden

Large driveway with automatic security gates, can accommodate up to 6 cars, water well, mature low maintenance landscaped gardens with a variety of trees & shrubs including olive, citrus & bougainvillea. Outdoor pool shower, irrigation system, plenty of outdoor seating including a gazebo & barbecue area.

### Swimming Pool

Grand 14x8m Swimming Pool with plenty of terracing & seating areas surrounding.  
Private - perfect for relaxing, sunbathing and entertaining guests!



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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