



Bellapais

£375,000

Fraser Properties Cyprus are delighted to offer this Charming and Well-Appointed 3-Bedroom Villa on the Borders of Ozanköy and Bellapais.

This beautifully maintained 3-bedroom villa offers an ideal blend of comfort, practicality, and location. Positioned in a peaceful residential area, the property provides easy access to local amenities and is within close proximity to ESK School and Lefkosa Bypass, making it a perfect choice for families.

The villa features a spacious master bedroom with an en-suite bathroom, along with two additional bedrooms served by a well-presented family bathroom. A large upper terrace extends the living space outdoors, offering a wonderful setting for morning coffee, evening relaxation, or entertaining while enjoying views of the surrounding area.

Lounge

21'6" x 13'10" (6.56 x 4.23)
North, South & East facing window aspects leading to covered terrace and pool area,
Feature marble fireplace, air-conditioning unit.

Kitchen & Dining Area

23'2" x 13'11" (7.07 x 4.26)
North & South facing windows and glass door leading to covered terraces & garden area,
Fully fitted kitchen, Arcelik washing machine, oven, hob, extractor and Beko dishwasher,
Air-conditioning unit.

Guest WC

6'11" x 4'7" (2.11 x 1.42)
Toilet unit, marble basin, cupboard, wall mounted mirror.

Staircase/Landing

18'7" x 7'1" (5.67 x 2.18)
North facing window aspect, marble staircase with wrought iron wooden handrail, utility/storage cupboard.

Master Bedroom with En-Suite

20'7" x 13'8" (6.29 x 4.17)
North facing window aspect, South East facing glass doors leading to large terrace with stunning sea & mountain views overlooking pool.
Large fitted wardrobes, air-conditioning unit.
En-Suite: Walk-in shower, marble basin, toilet unit.

Bedroom 2

10'2" x 10'9" (3.11 x 3.30)
East & West facing window aspects, fitted wardrobe, air-conditioning unit.

Bedroom 3

9'10" x 10'2" (3.01 x 3.11)
North & East facing window aspects, fitted wardrobe, air-conditioning unit.

Family Bathroom

5'4" x 8'0" (1.65 x 2.46)
Marble basin with wall mounted mirror, toilet unit, bathtub.

Garden Area

Low maintenance landscaped gardens with private driveway & carport,
stone barbecue area with covered terraces around the house - perfect for entertaining guests.
A private 8x4m overflow swimming pool surrounded by lots of terracing - ideal for relaxing and sunbathing.

