



## Ozankoy

**Reduced To £599,950**

Fraser Properties Cyprus are delighted to offer this outstanding 5 bedroom villa in Ozankoy!

The property sits on an impressive 2,317 m<sup>2</sup> plot that provides exceptional space, privacy, and the added opportunity to sub-divide the land and construct a further property, making it an attractive option for both lifestyle buyers and investors.

The villa features five bedrooms, with three positioned upstairs, including a master bedroom with its own en-suite. A family bathroom serves the upper floor, while a further bathroom is conveniently located downstairs. Inside, the home offers a spacious living room with an electric fireplace, along with a bespoke open-plan kitchen and dining area enhanced by a feature fireplace. Central heating runs throughout, ensuring comfortable living year-round.

## Lounge

19'6" x 17'0" (5.96 x 5.19)

South, East & West facing window aspects, sliding doors leading to terrace, ceiling fans, air-conditioning unit, double glass doors leading to kitchen/dining area.

## Kitchen/Dining Area

15'9" x 31'0" (4.81 x 9.46)

East & West facing window aspects leading to terrace over looking pool, fully fitted kitchen with granite worktop, oven, hob, extractor, dishwasher, washing machine, fridge freezer, feature marble fireplace.

## Guest WC/Bathroom (Downstairs)

8'5" x 5'3" (2.59 x 1.61)

Walk-in shower, toilet unit, basin, cupboard & wall mounted mirror.

## Master Bedroom with En-Suite

14'3" x 18'0" (4.35 x 5.50)

South facing sliding glass doors leading to private terrace with jacuzzi/hot tub, large fitted wardrobes, air-conditioning unit.

En-Suite: Toilet unit, walk-in shower, granite top, basin & cupboard, wall mounted mirror, heated towel rail.

## Bedroom 2

11'10" x 9'8" (3.63 x 2.96)

West facing window aspect, fitted wardrobe, air-conditioning unit.

## Bedroom 3

13'8" x 10'2" (4.19 x 3.12)

North, East, & West facing window aspects, Air-conditioning unit, fitted wardrobe.

## Bedroom 4 (Downstairs)

10'3" x 13'11" (3.13 x 4.25)

North, East & West facing window aspects, fitted wardrobe, air-conditioning unit.

## Landing/Corridor

36'10" x 5'8" (11.24 x 1.75)

South facing door leading to terrace, utility cupboard,

Access to 3 bedrooms, loft, family bathroom.

## Family Bathroom

11'1" x 5'4" (3.39 x 1.63)

West facing window aspect, large bathtub, toilet unit, basin & cupboard, wall mounted mirror.

## Loft

6'11" x 9'10" (2.13 x 3.02)

Currently being used as storage but can be 5th bedroom if required.

## Garden

Large landscaped gardens with a variety of trees and shrubs, large driveway, covered pergola, water well, large swimming pool.

## Swimming Pool

10x5m skimmer pool with lots of terracing around, ideal for relaxing and sunbathing.

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

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