



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 m² 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
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		
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