



Arapkoy

Price £549,950



FRASER
PROPERTIES CYPRUS

This impressive four-bedroom villa in Arapkoy is set on a generous 1,300 m² plot, offering privacy, space, and breathtaking elevated views across a ravine and out to the Mediterranean Sea. With approximately 210 m² of internal living space, the property combines modern upgrades with comfortable and practical family living.

The ground floor has been recently renovated and features a spacious, contemporary kitchen and dining area, ideal for both everyday living and entertaining. The adjoining living room, complete with a fireplace, creates a warm and inviting atmosphere. This level also includes a ground-floor bedroom, perfect for guests or convenient single-level living, along with a modernized bathroom and laundry.

Upstairs, the villa continues to offer a well-designed layout. The master bedroom benefits from an en-suite bathroom, while two additional bedrooms—one currently used as a home office—are served by a large, newly renovated shower room.

The villa offers ample storage throughout, enhancing everyday functionality. Comfort is ensured with central heating, while energy efficiency is a key feature thanks to the 8.5 kW solar panel system with backup battery and a new solar hot water system, helping to significantly reduce running costs. Electric shutters on the upper floors add convenience, privacy, and security.

Externally, the property is equally impressive. The villa is surrounded by private, landscaped gardens, creating a tranquil and well-maintained setting. A standout feature is the large 12 x 6 infinity swimming pool, perfectly positioned to take full advantage of the stunning views, providing an exceptional space for relaxation and entertaining. The property also benefits from a private driveway, ensuring convenient off-road parking.

Overall, this villa offers a rare combination of spectacular views, generous outdoor space, modern renovations, and energy-efficient living, making it an outstanding choice for a permanent residence or a luxury holiday home.



- 4 Double Bedrooms
- 8.5kW Solar Panels with Back-Up Battery
- 12x6m Swimming Pool
- 210m2 Enclosed Area & 1280m2 Plot Size
- Central Heating & Feature Marble Fireplace
- Being Sold Fully Furnished
- New Efficient Solar Hot Water System
- Fabulous Sea & Mountain Views
- Electric Shutters on the Upper Floors
- New Windows & Doors with Fly Screens.







