



## Arapkoy

Price £499,950

Bella Views is an exclusive off-plan boutique development of just two luxury bungalows located in the hillside village of Arapköy in North Cyprus. Each property will be built on a generous plot of approximately 1,100 m<sup>2</sup> and is designed to take full advantage of uninterrupted panoramic views of the Mediterranean Sea and surrounding mountains. The project offers a peaceful setting while remaining within a short drive of the town centre, beaches, restaurants, and everyday amenities.

Each bungalow is planned to offer 140 m<sup>2</sup> of internal living space, arranged as a three-bedroom home. The design includes a master bedroom with an en-suite bathroom, a separate family bathroom, and a spacious open-plan living, dining, and kitchen area. The modern kitchen will feature high-quality cabinetry, granite worktops, and fully integrated white goods, including a hob and oven, fridge freezer, dishwasher, and washing machine. Large sliding doors are incorporated into the design to create a seamless connection between indoor and outdoor living spaces.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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