



## Arapkoy

Price £699,950

Fraser Properties Cyprus are delighted to offer this fabulous 4 bedroom villa set on a generous landscaped plot in the sought-after village of Arapköy, this exceptional home offers 210m<sup>2</sup> of enclosed living space and combines modern comfort with stunning natural surroundings. Recently refurbished to a high standard, the property enjoys breathtaking sea and mountain views from its expansive terraces, creating the perfect setting for both relaxation and entertaining.

At the heart of the outdoor space is a magnificent 12m x 6m overflow swimming pool, surrounded by beautifully maintained gardens and extensive sunbathing areas. The villa features four spacious bedrooms, four bathrooms, a fully fitted kitchen, a separate utility room, and air conditioning throughout.

Designed for year-round living, the property is equipped with a cast iron log burner, a 5kW solar panel system, and a 9kW backup generator, providing both comfort and energy

### 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>		
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