



Lapta

Price £299,950

Fraser Properties Cyprus as pleased to offer this immaculately presented villa in the sought-after area of Lapta offers an excellent blend of comfort, practicality, and Mediterranean charm. Finished to a high standard and meticulously maintained, it is ready for immediate occupation as a permanent home, holiday retreat, or investment property.

The accommodation comprises three well-proportioned bedrooms, including a convenient ground-floor bedroom ideal for guests or single-level living. The spacious master bedroom features a private en-suite bathroom, while the remaining bedrooms are served by a modern shower room. A separate guest WC adds further convenience.

The welcoming living room centres around a cast iron log burner, creating a cosy atmosphere during cooler months. The stove incorporates a back boiler connected to the

Entrance Hall

11'9" x 7'6" (3.60 x 2.30)

East facing steel security door, access to lounge, kitchen, guest WC and downstairs bedroom.

Lounge

12'4" x 25'5" (3.78 x 7.75)

North & East facing window aspects and sliding glass doors, access to vast covered terrace, ceiling fans, cast iron log burner with back boiler for central heating.

Kitchen

10'2" x 13'10" (3.11 x 4.22)

North & South facing garden doors leading to pool area & garden, East facing window aspect, fully fitted kitchen with oven, hob & fridge freezer.

Bedroom 3 (Downstairs)

14'6" x 10'6" (4.43 x 3.21)

West facing sliding doors leading to front garden & south facing window, fitted wardrobe, ceiling fan and air-conditioning unit.

Guest WC

3'5" x 8'4" (1.06 x 2.56)

Toilet unit, pedestal basin, wall mounted mirror and washing machine.

Staircase/Landing

6'9" x 16'6" (2.07 x 5.04)

Travertine marble staircase with iron hand rail, South facing window aspect.

Master Bedroom with En-Suite

11'8" x 19'9" (3.57 x 6.04)

North , South & West facing window aspects with sliding doors leading to private terrace, fitted wardrobe, air-conditioning unit & ceiling fan. En-Suite: Walk-in shower, toilet unit, vanity basin, wall mounted mirror, heated towel rail.

Bedroom 2

11'0" x 9'1" (3.37 x 2.78)

South facing window aspect, West facing sliding glass doors leading to private balcony, ceiling fan and air-conditioning unit.


Family Bathroom

6'3" x 4'6" (1.92 x 1.39)

Walk-in shower, pedestal basin, heated towel rail, wall mounted mirror.

Garden & Pool Area

Low maintenance landscaped gardens with covered terraces, stone barbecue, 10x5m overflow pool, single car driveway & wooden storage shed.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	