



Bellapais

Price £649,950

Fraser Properties Cyprus are thrilled to offer this well-presented three-bedroom villa located in the highly desirable village of Bellapais, offering uninterrupted sea views and easy access to Girne (Kyrenia), the Lefkosa bypass, ESK and the French School, making it ideal for families and professionals alike.

Set on an 841 m² plot, the property provides approximately 180 m² of internal living space with marble flooring throughout and central heating for year-round comfort.

The accommodation features a spacious split-level lounge with a marble fireplace, creating a warm and inviting living area. The open-plan kitchen and dining area is ideal for family life and entertaining, with direct access to the garden and pool.

Entrance Hall

73'9"6"6" (22.48m2)
North facing double door entrance, under-stair storage, access to staircase, lounge & kitchen.

Lounge & Dining Area

143'1"6"6" (43.63m2)
North, South & West facing window aspects, sliding doors leading to garden & pool area, feature marble fireplace, air-conditioning unit.

Kitchen

93'9"6"6" (28.59m2)
South & East facing window aspects with sliding doors leading to rear garden.
Fully fitted kitchen with island, natural granite worktops, Siemens oven, microwave, hob, extractor, integrated fridge freezer & dishwasher.

Guest WC

14'11"6"6" (4.56m2)
Basin, toilet unit, heated towel rail, utility cupboard, wall mounted mirror.

Staircase/Landing

71'6"6"6" (21.81m2)
North Facing window aspects, sweeping staircase with wrought iron hand rail,
Access to 3 Bedrooms & Family Bathroom.

Master Bedroom with En-Suite

76'3"6"6" (23.25m2)
North, South & East facing window aspects, sliding doors leading to private terrace with fabulous mountain views, walk-in wardrobe, inverter air-conditioning unit.
En-Suite: Walk-in shower, wash basin, toilet unit, wall mounted mirror & heated towel rail.

Bedroom 2

37'8"6"6" (11.50m2)
South & West facing window aspects, sliding doors leading to private terrace, fitted wardrobe, air-conditioning unit.

Bedroom 3

35'6"6"6" (10.83m2)
South facing window aspects, large fitted wardrobes, air-conditioning unit.

Family Bathroom

15'7"6"6" (4.76m2)
North & West facing window aspects, large bath tub, basin, toilet unit, walk-in shower, heated towel rail.

Storage Room/Garage

53'2"6"6" (16.21m2)
Currently being used as a storage area but can easily be converted into single car garage or maids room as all electric infrastructure is installed and plumbing is nearby.

Garden Area

2759'2"6"6" (841m2)
Landscaped gardens consisting of a variety of Mediterranean trees & shrubs, paved walk ways, irrigation system, garage/storage room, driveway to accommodate 2 cars, swimming pool surrounded with plenty of terracing, outdoor stone barbecue.

Swimming Pool

32'9" x 16'4" (10 x 5m)
Beautiful 10x5m overflow pool with Roman steps surrounded by large terraces & stunning views of Kyrenia & Mediterranean - ideal for sunbathing, alfresco dining and entertaining guests!

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