

# 3+1 DETACHED VILLA

*Open to Exchange*

£500,000

Ref 506209

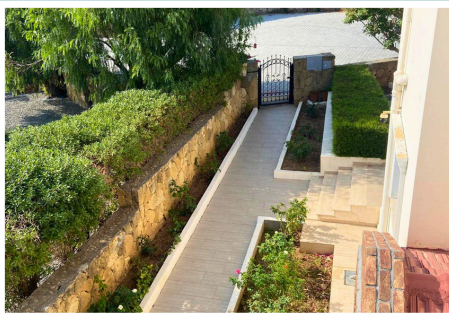


*Closed Area: 180m<sup>2</sup>*

*Plot Size: 1.100m<sup>2</sup>*

*700—800m From the sea*

*Lapta, Girne*

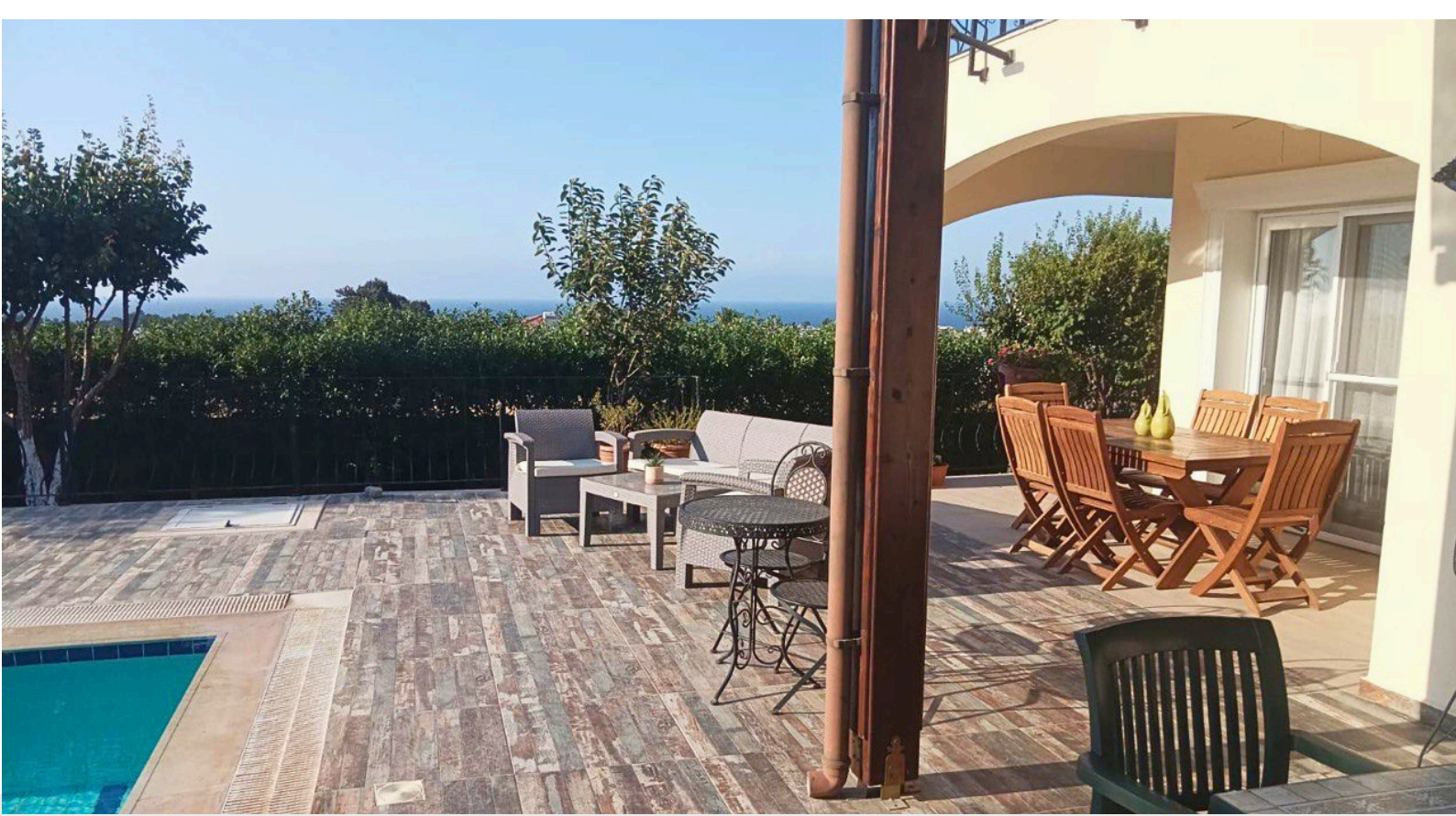


## Property Highlights

- **3** Bedrooms (all en-suite)
- Private **4x8** m swimming pool
- open to Exchange with Apartment
- **750 m<sup>2</sup>** Garden Area
- **20+** Fruit and decorative trees
- Private water well with irrigation system
- Poolside bar, pergola & seating area
- Fully Furnished, Ready to Move in
- **5** inverter air conditioners (under warranty)
- Solar-Powered hot water & garden lighting
- Water tank & booster pump system

## Location & Nearby Amenities

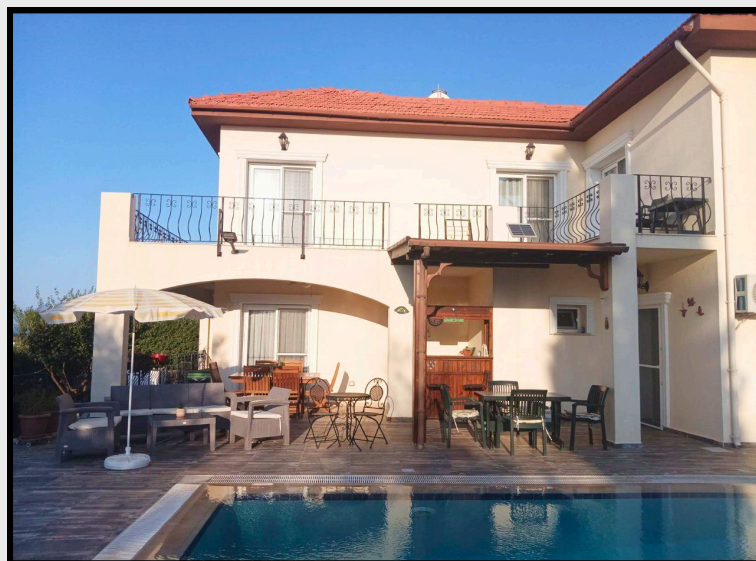
- Restaurants & Beach Clubs Short Drive
- Hospitals & Medical Centers Short Drive
- Escape Beach Club Approx. **10 Min'**
- Necat British College Approx. **10 Min'**
- Supermarkets & Shops Approx. **5 Min'**
- Ercan International Airport Approx. **60 Min'**
- Larnaca International Airport Approx. **90 Min'**
- Kyrenia Harbour Approx. **25 Min'**
- Korineum Golf Approx. **35 Min'**

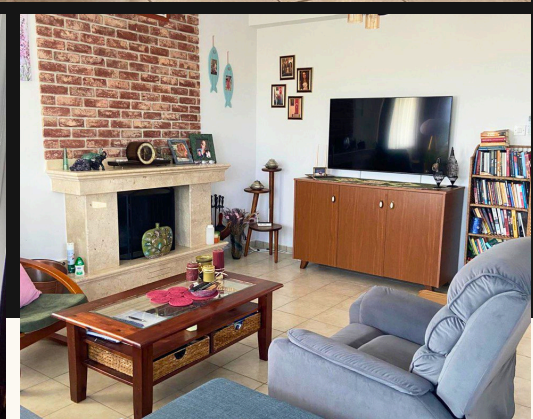
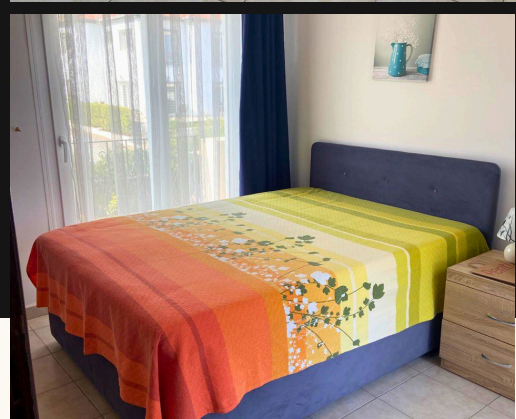
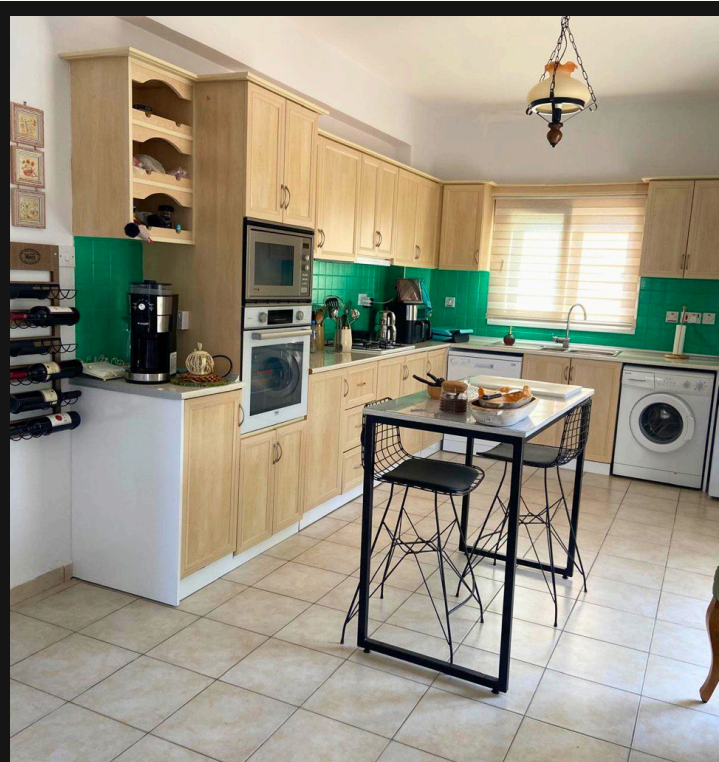


This fully furnished and move-in ready **3+1** villa built on a **1,100 m<sup>2</sup>** plot is located in the most prestigious and windy area of Lapta, It is **100 m** from the main road and **700–800 m** from the sea. The house features a **70 m<sup>2</sup>** ground floor living space including a spacious lounge with fireplace, a large fully equipped kitchen, and a bathroom.

The upper floor includes **3** spacious bedrooms all with en-suite bathrooms. It is surrounded by terraces on three sides and features two south-facing balconies, providing a bright and airy living environment.

The villa is designed with a ground floor lounge with fireplace, spacious kitchen, and bathroom; upstairs comprises **3** en-suite bedrooms surrounded by terraces and **2** south-facing balconies.





## The Town

**Lapta** is located approximately 9 miles west of Kyrenia and is one of the most scenic and peaceful coastal villages in Northern Cyprus, home to a welcoming and diverse community. The area is rich with olive, citrus, and pine trees, for which Lapta is well known. In the spring, the landscape comes alive with blossoms, in the winter it is bright with citrus fruits, and in the summer it enjoys the warm Mediterranean sunshine and cooling sea breeze.

The village stretches along the coastline and up towards the foothills of the Kyrenia mountain range, offering stunning panoramic views of both the sea and the mountains. Lapta is also known for its beautiful coastline, walking paths, and nearby beaches, making it a favourite for both residents and visitors.

There are a variety of charming restaurants, cafes, and local amenities within the area, combining a relaxed village atmosphere with convenient access to Kyrenia city centre.

## Why Cyprus Riviera Properties & Investment?

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**0% commission** from the buyer

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