



# Busy Bees Estate Agents Ltd.



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## BEAUTIFUL 3 BEDROOM 3 BATHROOM VILLA WITH A VIEW AND PRIVATE POOL IN LAPTA



**£350,000**

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| <ul style="list-style-type: none"><li>• <b>Individual title deed</b></li><li>• <b>3 bedrooms 3 bathrooms, internal approx. 150m<sup>2</sup> plot size 692 m<sup>2</sup></b></li><li>• <b>Semi open plan kitchen /living area with fireplace</b></li><li>• <b>Spacious terrace overlooking the sea and pool</b></li><li>• <b>Main furniture and white goods included</b></li><li>• <b>Stone BBQ , pergola and Garden shed</b></li><li>• <b>Fully air conditioned throughout</b></li><li>• <b>Private 10x5 over-flow swimming pool</b></li><li>• <b>Flowers and fruit plant all around</b></li><li>• <b>Gated Entry and car park space for up to 3-4cars</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Within approx. 15 minute walking distance to the shoreline</b></li><li>• <b>Within approx. 15 minute walking distance to the beautiful lapta walkway</b></li><li>• <b>Closest Bar / restaurant and supermarket within approx. 5-10 minute walking distance</b></li><li>• <b>More amenities along the coastline</b></li><li>• <b>Approx 20 minutes drive from Kyrenia town center and the famous Girne harbour</b></li><li>• <b>Ercan airport within approx. 55 minutes drive</b></li><li>• <b>Larnaca airport within approx. 90 minutes drive</b></li></ul> |
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**Reference Number MM0058**

Nestled in the peaceful and picturesque village of Lapta, this stunning 3-bedroom, 3-bathroom villa offers the perfect combination of style, comfort, and Mediterranean charm. Whether you're seeking a full-time residence, a holiday retreat, or a savvy investment opportunity, this beautifully designed home delivers on every front.

The ground floor features a spacious double bedroom with direct access to a private patio overlooking the pool—an ideal spot to enjoy your morning coffee or unwind in tranquillity. A modern family bathroom is also conveniently located on this level. The open-plan living area is both stylish and inviting, centred around a cozy fireplace that adds warmth and character during the cooler months. The standout kitchen, with its striking silk-red cabinets and sleek contemporary design, brings a bold and sophisticated touch to the home. A patio door leads seamlessly from the kitchen to the pool terrace, allowing effortless flow between indoor and outdoor living.

Upstairs, you'll find two generously sized bedrooms, including a unique master suite where the en-suite bathroom is cleverly hidden behind built-in wardrobes for a sleek, minimalist finish. The master also opens onto a large private terrace with stunning panoramic sea views—perfect for evening sunsets or peaceful mornings.

Outside, the villa boasts a private swimming pool surrounded by sun-drenched terraces and beautifully landscaped gardens, offering a serene and luxurious atmosphere.

With its prime location, thoughtful design, and exceptional outdoor spaces, this Lapta villa is a true slice of Mediterranean paradise.

## **The property:**

### **Downstairs**

#### **Lounge/ Kitchen: 9.5 x 9.5m (31.17 x 31.17 ft)**

The open-plan kitchen is fully fitted with modern appliances, including a washing machine, fridge-freezer, oven, hob, and dishwasher. The kitchen features striking silk red cabinets with a sleek design that adds a bold touch of sophistication. Adjacent to the kitchen, the spacious lounge comes with fitted air conditioning unit for year-round comfort and a fireplace that adds warmth and charm. A patio door leads directly out to the pool area, creating a seamless flow between indoor and outdoor living.

#### **Bedroom 2: 3.16m x 3.98m (10.37 x 13.06 ft)**

This lovely bedroom comes with a built-in wardrobe and an air conditioning unit for added comfort. A patio door opens directly to the front of the pool area, allowing easy access to the outdoors and inviting in natural light and fresh air creating a bright and relaxing atmosphere.

#### **Family Bathroom 1.65 x 2.72 m (5.41 x 8.92 ft)**

The family bathroom with stylish tiling comes with a shower, basin and a WC

### **Upstairs**

#### **Master Bedroom: 5.5 m x 4.29 m (18.04 x 14.07 ft)**

The spacious master bedroom comes fully equipped with a built-in wardrobe, an air conditioning unit, and a patio door that opens onto a generous private terrace, offering lovely views of the surrounding landscape. Adding a touch of modern sophistication, the bedroom also features a private en-suite bathroom concealed behind a wardrobe door, blending seamlessly into the room's sleek design.

#### **En-suite: 3.22 m x 1.35 m (10.56 x 4.43 ft)**

This concealed en-suite bathroom, discreetly hidden behind the wardrobe, is equipped with a WC, wash basin, and a shower, offering both privacy and convenience

#### **Bedroom 3: 3.16m x 3.99m (10.37 x 13.09 Ft)**

This bright and airy bedroom comes with a built-in wardrobe and an air conditioning unit for year-round comfort. It benefits from two well-placed windows one offering views of the majestic mountains, and the other overlooking the sparkling pool, allowing natural light to fill the room from multiple angles

## **Family Bathroom 2 : 1.65 x 2.71m (5.41 x 8.89 ft)**

The family bathroom comes with a shower, basin and a WC

### **Exterior:**

Private pool with sun loungers

Parking space

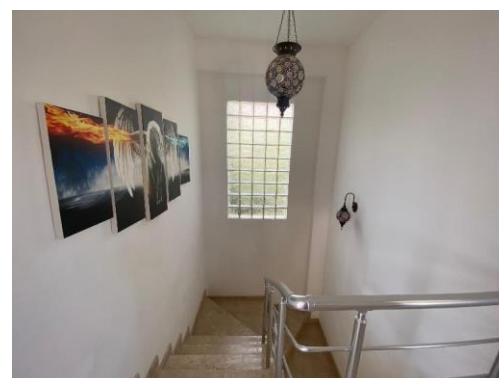
Flowers and fruit plants

### **Rental potential:**

Short term holiday let approx £140 per night high season

Long term approx £800- £1300 per month

### **The Gallery:**







## The Village

Lapta just 10 kilometres from Kyrenia City Center and its famous Historical harbour, is a fabulous tourist hotspot. With excellent hotels and general accommodation, it offers the holiday maker a good base in North Cyprus. The town of Lapta is divided into two sections, the Lapta strip with a wide selection of hotels, bars and restaurants, then you have the Old Town, an historical, interesting and lively part of Northern Cyprus. The picturesque sprawling village covers a number of mountain terraces overlooking the sea and its narrow winding streets are dotted with a number of pretty white washed churches. The village its self dates from the 13<sup>th</sup> century and is home to one of the islands most handsome ottoman mosques.



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