



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 249,000

#### Location

Pays:	Chypre
État/Région/Province:	Famagouste
Ville:	Famagouste
Soumis:	20/04/2024

#### Description:

Beautiful 3 bedroom semi detached house with TITLE DEEDS in cul de sac location, of popular complex in convenient area of Frenaros - ATF124

This stunning 3 bedroom property is located in the cul de sac of a popular complex in Frenaros village. This property is stylish and modern with renovated kitchen, bathroom and WC. The front garden includes off street parking and benefits from a raised front patio. The entrance leads into a spacious living and dining area, with patio door access to the rear garden.

The separate, wraparound, kitchen is a delight for any keen cooks. With dual aspect windows this bright and modern space is ideal for family life or hosting guests and even includes a dishwasher. The ground floor also offers a chic guest WC, with modern stone basin and wood surround.

The first floor features 3 bedrooms all benefiting from ceiling fans, air conditioning and wall hung radiators. The current owners have utilised one of the bedrooms as a study. Both front facing bedrooms include patio door access to a shared veranda. The master bedroom includes built in wardrobes. The stunning bathroom includes walk in shower, modern ceramics, WC and stylish his and hers sinks with plenty of storage.

There is an inviting pergola area in the rear garden, which includes a large corner bench seating area, offering welcome shade during the long hot summers. The outside spaces feature concrete and gravelled areas with established, low maintenance trees and plants. The current owners have separated the front and



rear garden with a fence and gate, adding to the privacy and security.

Offered for sale unfurnished ready to stamp your own mark on it, this delightful property includes gas central heating throughout and includes kitchen appliances, ceiling fans, blinds and curtains as well as recently installed PVC windows and fly screens and patio door shutters on the first floor.

With the bakeries, supermarkets, cafes and local shops of Frenaros all less than 800m away. This beautiful home must be seen to be fully appreciated and would make a lovely retire to the sun property or a great investment opportunity.

Viewing by appointment.

## FRENAROS

Located inland from the tourist resorts of Ayia Napa and Protaras the village of Frenaros is a much sought after place to live for local people and immigrants. It still retains the traditional Cypriot village atmosphere with coffee shops and local tavernas. During recent years many new houses and luxury villas have been built around the outskirts whilst the village centre remains faithful to the Cypriot building style. Adding to the mixture of architecture the village has a few Byzantine churches which date back to the 12th century.

Frenaros is famous for Water Melons with the red soil perfect for growing the biggest juiciest specimens! A perfect place for residential living or a good base for a holiday, Frenaros is only 12 minutes from Ayia Napa, 5 minutes from Deryneia and just 40 minutes down the highway to Larnaca International Airport.

## ABOUT THE FAMAGUSTA REGION

Whether you are planning to visit the Famagusta region of the Republic of Cyprus for the first time or you are already in love with the area, there is something here for everyone.

The area is not known as the 'Jewel of the Eastern Mediterranean' for nothing! From the stunning cliffs of Cavo Greko (the most Easterly point of Europe) to quaint inland villages, to the 44 (yes 44!) white sandy Blue Flag beaches, the area holds something for every palette. We have beautiful nature trails, water sports galore, amazing fresh cuisine, nightlife, one of the top waterparks in Europe, fishing harbours, a world class Marina and the list goes on and on! You are never far from anywhere in Famagusta, a maximum 15 minute drive to the nearest beach from even the most inland villages.

Thousands of expats of all nationalities have made Cyprus their home over the years due to the warm local welcome, fantastic climate and host of things to do. The bustling cities of Limassol, Larnaca and Nicosia are just over an hour away but here you can enjoy a more relaxed pace of life. Crime rates are amongst the lowest in Europe, English and Russian are widely spoken and there is always time for a chat, a coffee or a glass of wine in the sunshine. We look forward to introducing you to hidden gems of the area on your next visit.

## ISLAND HOMES ESTATE AGENTS



Island Homes have been working with both local and overseas buyers and sellers for over 20 years. We specialise in property sales in the Famagusta region with seaside properties from Protaras to Ayia Napa; major towns including Paralimni and Deryneia and also covering all of the beautiful 'red soil villages' including Xylofagou, Vrysoulles, Frenaros, Avgorou, Dasaki Achna and Sotira.

All of our team live locally and have worked together for many, many years. We are also all immigrants to Cyprus and property owners ourselves so can guarantee that we have lived through the same experiences as that of our clients. We have in-depth knowledge of the area, the facilities, the amenities and, of course, every one of the properties that we advertise for sale.

Prior to advertising we undertake a full due diligence on every home to ensure that we can fully inform our clients about the legal status of each house or apartment.

Our reputation is hugely important to us so, for a truly personal experience, contact us and we will work together to find your dream home!

**what3words** /// translucent.chained.completions

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	2011 m <sup>2</sup>
Dimesions du lot:	162 m <sup>2</sup>

## Building details

Parking:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/BOJJ-T1784/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BOJJ-T1784/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	5325
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