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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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TRULY WONDERFUL 3 BEDROOM VILLA WITH SWIMMING POOL AND LUSH GARDENS – EDREMIT



£419,950 – GREAT Location!

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| <ul style="list-style-type: none">• Individual Exchange Title deeds in owner's name• Plot size approx. 375m²• Villa approx. 150m²• Fully furnished with white goods• 3 double bedrooms, 3 bathrooms• Living room with wood burner fireplace• Separate utility room• Private and gated entry with parking• 8 x 4 private swimming pool• Central heating infrastructure and shutters | <ul style="list-style-type: none">• Closest beach approx. 10-minute drive• Easy access to a new dual carriageway that leads to and West of Kyrenia.• Approx 5 minutes drive from Kyrenia Center• Restaurants, bars, cafes, universities, schools, pharmacy and hospital close by• Approx 1 hour drive to Nicosia Center• Approx 50 mins drive to Ercan Airport• Approx 80 minutes to Larnaca airport |
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We are extremely pleased to introduce this wonderful 3-bedroom 3 bathroom villa that currently lies on the low hills of the Kyrenia mountains, located in the up and coming area of Edremit that is known to hold the majority of high end and luxury real estate. Thanks to the new dual carriageway that sits within approx. 2 minutes' drive from this welcoming village, you have easy access to Kyrenia town centre which is filled with all the amenities you could possibly need including schools, universities, pharmacies, supermarkets, clothing stores, restaurants, bars, cafes and many more. The same road also leads to Nicosia and to the far West of Kyrenia. In addition to an ideal location this wonderful home features all the characteristics that provide a comfortable living experience. These include a private en suite to the master bedroom, a family

bathroom and additional guest suite, an open plan separated living and dining area, and of course the main attraction of all being the ample garden space that boasts the luxurious private pool and bbq area along with both covered and open parking spaces. Thanks to the slightly elevated plot the lucky new owner will be able to enjoy views of the beautiful mountain backdrop as well as slight distant sea views from all terraces. **Ref number: HP3019-Kf**

The property:

Open plan Kitchen

Fridge, freezer, oven, hob, dishwasher and window overlooking the pool

Lounge Size: 9.6 meters x 4.6 meters (31.5 feet x 15.1 feet)

Door to terrace, fireplace with wooden burner, ceiling fan

Dining room Size: 3.1 meters x 4.1 meters (10.2 feet x 13.5 feet)

Door to balcony, AC (air conditioning)

Family Bathroom: 1.8 meters x 2.4 meters (5.9 feet x 7.9 feet)

WC, basin, shower

Master Bedroom (Upstairs) Size: 4.7 meters x 3.2 meters (15.4 feet x 10.5 feet)

Fitted wardrobes, ceiling fan, AC

Bathroom (Upstairs) Size: 1.7 meters x 3.6 meters (5.6 feet x 11.8 feet)

Bath, shower, WC, basin

Bedroom 2 (Downstairs) Size: 3 meters x 4 meters (9.8 feet x 13.1 feet)

Fitted wardrobes, AC

Bedroom 3(Downstairs) Size: 3.2 meters x 4.2 meters (10.5 feet x 13.8 feet)

Fitted wardrobes, AC

Bathroom Downstairs Size: 1.8 meters x 2.3 meters (5.9 feet x 7.5 feet)

WC, basin, shower

Under Stairs:

On ground level under the staircase, you have laundry area and Washing machine

Extras:

- Full size of building: 240 square meters (2,583 square feet)
- Features: Shutters on windows, central heating, fully furnished

Outside:

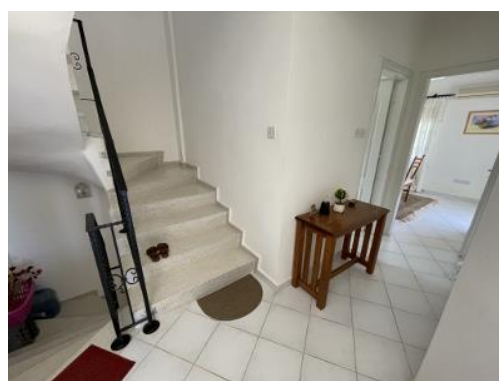
- Pool size: 8 meters x 4 meters (26.2 feet x 13.1 feet)
- Additional features: BBQ, olive trees and plants.
- Both covered and open parking space

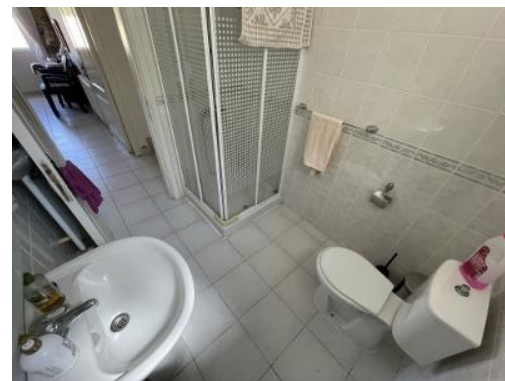
Estimated rental achievability:

- Long term (monthly) - £1000+
- Short term (weekly) - £850+

The Gallery:







Edremit and Karmi Village

Set in the low hills of the Kyrenia mountains behind Karaoglanoglu is the small village of Edremit and higher up towards the mountains is picturesque karmi. The lowest part of Edremit, called Çiçek Mahallesi (the flower district) has become quite popular over recent years with a good mixture of old and new North Cyprus properties and still plenty of undeveloped land amongst the rolling hills. Karmi being situated over 1000 feet above sea level has outstanding panoramic views from almost every Northern Cyprus property and has been popular with British people for many years. Karmi's cobbled pathways have romantic names like Fig Tree Walk, Geranium Walk and Almond Way and they snake up and down the hillside, along whitewashed walls, past carved wooden doorways shaded by tumbling towers of shocking pink bougainvillea. It would appear to be a quintessential Mediterranean village – but all is not what it seems. Karmi is a North Cyprus curiosity, a social experiment turned tourist attraction. Although it is just ten minutes from Kyrenia, it's another world. European standards prevail. The residents organise and pay for their own street cleaning. If there was a North Cyprus "tidiest village" award, Karmi would win by a mile.

Travel Times to Amenities

- Ercan airport: 30 minute drive
- Kyrenia City Center: 5 minute drive
- Kyrenia General Hospital: 10 minute drive
- Lefkosa town: 60 minute drive
- Necat British School: 5 minute drive
- Girne American University: 2 minute drive
- Korineum Golf and Beach Resort: 45 minute drive

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