



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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LOVELY 3-BEDROOM 2 BATHROOM VILLA WITH A PRIVATE POOL IN KARSIYAKA



£220,000

- **Title deeds in owner's name**
- **Being sold partially furnished**
- **3 bedrooms with AC in Master bedroom**
- **Lounge area with wood burner and patio doors to pool**
- **Private pool and garden**
- **Private driveway and gated entry**
- **Unfurnished**
- **Family bathroom and guest w/c**
- **Separated kitchen**

- **Within approx. 7 minutes' drive to Güzelyalı beach**
- **Approx 5 minutes' drive to the closest supermarket**
- **Bars and restaurants along the coastline**
- **Approx 10 minutes' drive to Lapta sea walkway**
- **Approx 25 minutes' drive to Kyrenia**
- **70 minutes' drive to Ercan airport**
- **Approx 1 hour 30 mins from Larnaca airport**

This charming 3-bedroom villa features a private pool in the sought-after Karsiyaka area. Creating the ideal Mediterranean retreat. Inside, a cozy living room with a wood burner and pool-facing patio doors allowing plenty of natural light and a lovely view of private garden area. Through the lounge

you will find a well-appointed separate kitchen area with ample storage and space for built in appliance. Upstairs is home to three bedrooms; 2 of which share a lovely sized balcony, the master containing its very own terrace all boasting a beautiful view of the outdoors and backdrop Mountains. In addition to the above, you will find all the amenities you could possibly need within a short driving distance, including bars, restaurants and the seaside. Whether for a holiday or permanent living, this is an excellent choice. don't miss the chance to see this truly exceptional property!

Reference Number: HP3043-KS

Lounge: 5.8 m x 3.6m

The lounge is a beautiful spacious, light and airy room, three windows to aspect. The generously sized lounge has a cozy fireplace, the lounge offers easy access to both the terrace and the poolside with fabulous mountain views

Kitchen: 4.9 m x 3.4 m

The heart of the home, this kitchen comes with modern appliances, including an oven and hob. It has three big windows and an open area to the terrace overlooking the poolside which can also be used as a dining room

Cloakroom: 2.27 x 0.94m

A conveniently located cloakroom on the ground floor includes a WC and a basin, with built in shelves adding to the practicality of the home.

Family bathroom: 1.27 m x 1.92 m

The family bathroom consists of a overhead shower, WC, wash basin.

Master Bedroom: 3.4 m x 4.0 m

This is a bright and spacious room with double aspect, there are patio doors leading out to a balcony overlooking the beautiful mountains and poolside. The bedroom has built in wardrobes and air conditioning.

Bedroom Two:3.0 m x 3.58 m

This is another bright single aspect room with a door leading out to a balcony connecting to the third room with stunning mountain views.

Bedroom Three: 2.63 x 2.65 m

Bedroom three has a single aspect and a patio leading out to the joint balcony with Spectacular Mountain and pool view. The bedroom has built in wardrobes

Outside

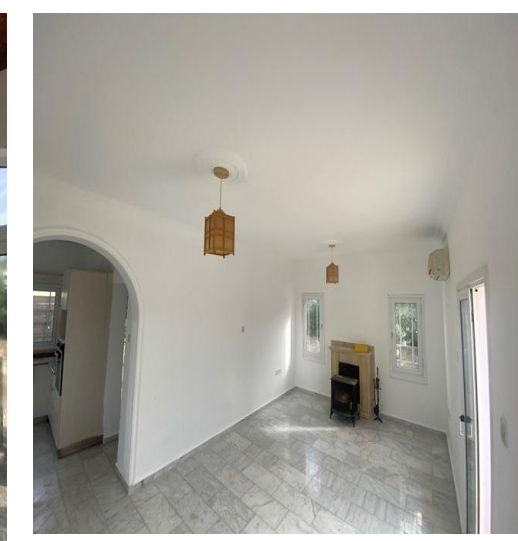
This property boasts stunning outdoor spaces, including a front driveway with gate entrance and spacious pool side for relaxation covered around with various trees and a spacious backyard

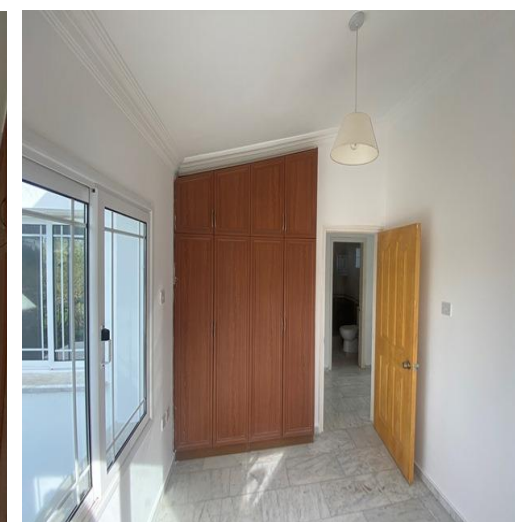
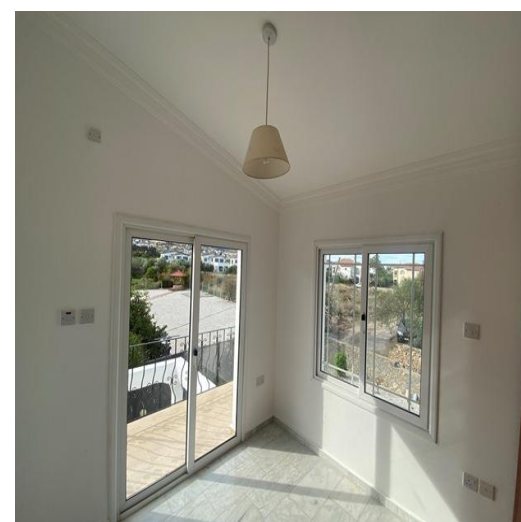
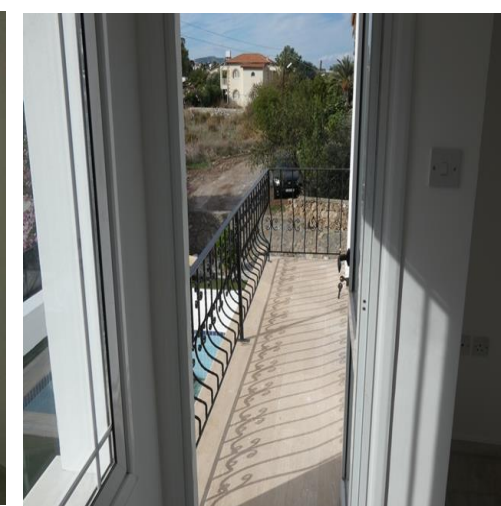
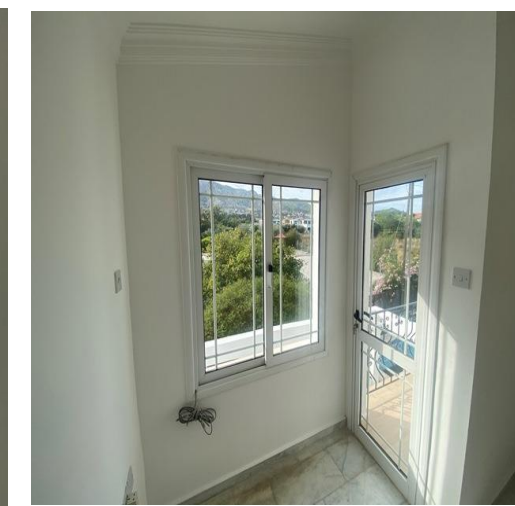
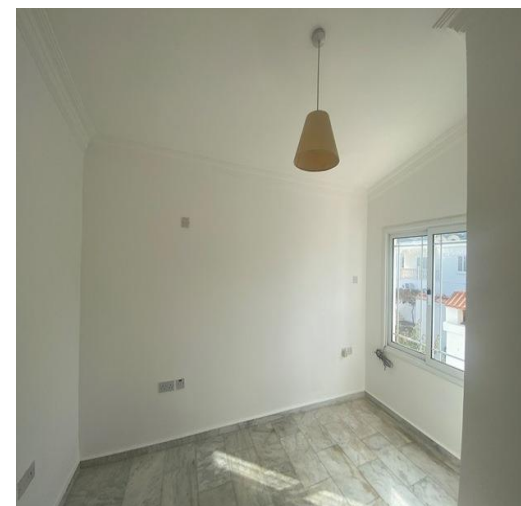
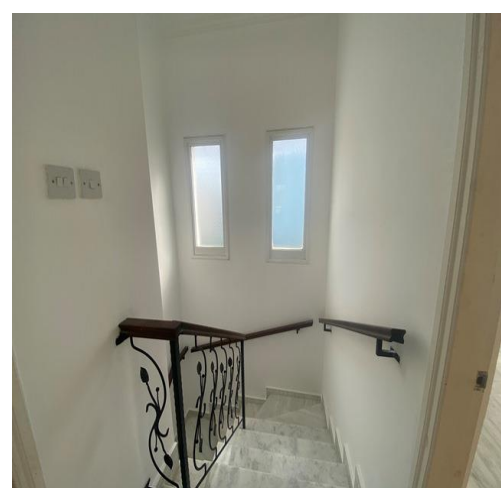
Rental potential:

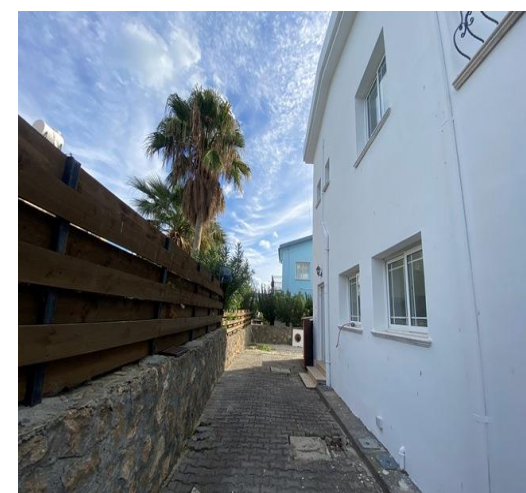
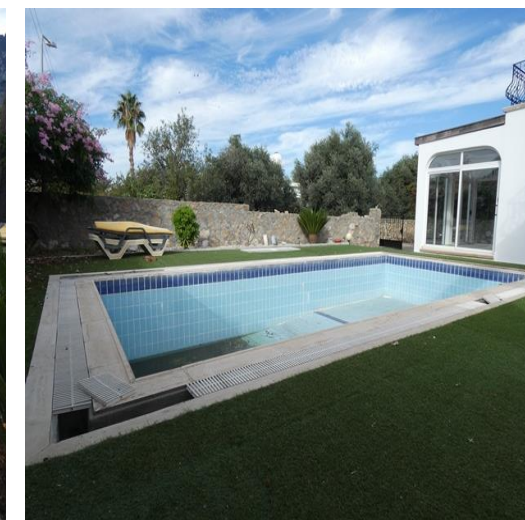
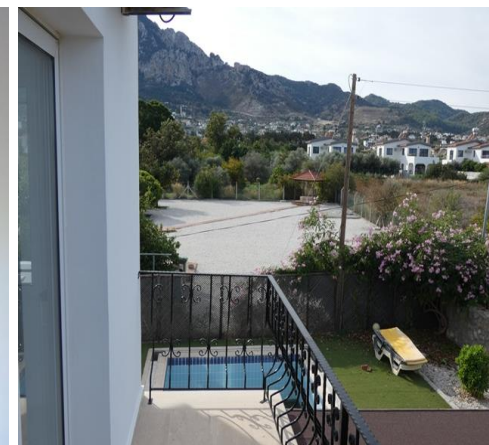
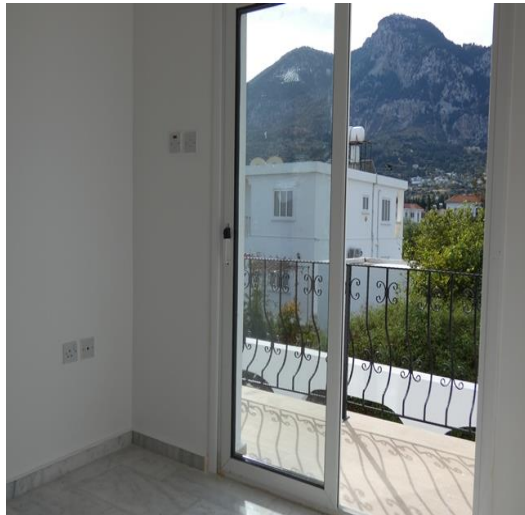
Short term holiday lets approx. £1000 per week

Long term approx. £1000 per month

Gallery









The Village



Karsiyaka is located to the west of Kyrenia and consists of the village itself nestled in the foothills of the Besparmak mountains, the “square” or Ataturk Park along the coastal road and the coastal village itself. The village offers stunning views of both the sea and of the second highest mountain in the Besparmak mountain range. The village of Karsiyaka is famous for its historical monastery that sits high up in the mountain. You will find life goes on in the village pretty much the same as it did years ago, with the area still relatively undeveloped and perfect for those wanting to get away from it all. Karsiyaka has flat land along the coast that stretches 2 to 3 miles from the sea and up to the steep Kyrenia mountain range. You will find two excellent restaurants at Karsiyaka bay, a large beautiful bay mostly secluded. There is a local supermarket as well as restaurants and bars within the area. The general beauty of the location and the stunning views are outstanding and well worth coming to the area for. One of the most scenic drives must be the drive from Karsiyaka to St. Hilarion Castle, once you pass the lovely Kozan mountain retreat and restaurant where many outdoor activities are offered such as horse riding, mountain biking, Jeep safaris and walking or simply take a picnic, the weekly Kleftico is worth the journey alone! Then you turn left and the adventure begins! Not for the feint hearted or those afraid of heights the narrow, tarmac, road winds up and along the very top of the mountain offering alternatively views to the south and then stunning views of the coastline and the sea. On a clear day you can see all the way to the Turkish mainland. Just a short drive from Karsiyaka will take you to the more popular areas offering a wider selection of bars, restaurants and entertainment and it is only a 20 minute drive into central Kyrenia there is also a regular bus service.

Region Features

Some amazing sites include:

- The Venetian built harbour in Kyrenia, reputed to be the finest in the Mediterranean
- The Bellapais Abbey
- St. Hilarion Castle
- Bufaventa Castle
- Turtle Beach at Alagadi where visitors get to witness the rare sea turtles come ashore
- The 18 hole par 72 course Korineum Golf and Country
- Club Acapulco and Escape Beach Club
- Monastery of Sinai
- Baldkoten Ottoman Graveyard

Travel Times to Amenities

- Local village shops: approx. 5 min drive
- Karsiyaka Coffee Square: 7 minute drive
- The beach, bars, local and continental restaurants: 7 minute drive
- Ercan airport: 70 minute drive
- Kyrenia City Center: 25 minute drive
- Kyrenia General Hospital: 30 minute drive
- Private clinics, vets, hospitals: 10 minute drive
- Lefkosa town: 50 minute drive
- Necat British School: 15 minute drive
- Girne American University: 20 minute drive
- Korineum Golf and Beach Resort: 60 minute drive

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