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## A SPACIOUS 3 BEDROOM, 2 BATHROOM WITH FANTASTIC TERRACE AND COMMUNAL POOL –KUÇUK ERENKOY



## £180,000- SEA VIEWS

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| <ul style="list-style-type: none"><li>• <b>Individual title deeds in owners name</b></li><li>• <b>3 double bedrooms, master with ensuite</b></li><li>• <b>Kitchen with all white goods</b></li><li>• <b>Private parking spot</b></li><li>• <b>Spacious terrace with sea view</b></li><li>• <b>Fully furnished with white goods, air conditioning units</b></li><li>• <b>Sea views</b></li><li>• <b>Outdoor bbq and wooden shed</b></li></ul> | <ul style="list-style-type: none"><li>• <b>A small beach cove great for snorkeling within a short walking distance</b></li><li>• <b>Communal swimming pool 18 x 8m</b></li><li>• <b>Closest bar / restaurant within 2 minute walking distance</b></li><li>• <b>Many other bars and restaurants just a few minutes drive away</b></li><li>• <b>Esentepe village 7 minutes drive</b></li><li>• <b>Tatlisu village 10 minute drive away</b></li><li>• <b>35 minute drive to Kyrenia</b></li><li>• <b>Approx 50 minute drive to Ercan airport</b></li><li>• <b>60 minute drive to Larnaca airport</b></li></ul> |
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This beautiful and extremely well maintained 3 bedroom apartment resides on the family friendly Boray residence in the up and coming village of Kucuk Erenkoy. It offers a luxurious and comfortable lifestyle thanks to its fabulous design and seaside location. As you enter the property you are greeted by a bright open-plan living and dining area beautifully designed containing large patio doors that lead on to a generously sized terrace, one of which boasts views of the sparkling blue mediterranean sea. The terraces are big enough to hold comfortable outdoor furniture including sofas and a dining

table with chairs, perfect for entertaining your guests. Unlike the newer builds these days the kitchen is completely separate from the lounge, the kitchen comes fully equipped with white goods and shares entry to the terrace. Within just a few steps through the hallway you will find 3 double bedrooms with one converted to a walk in closet/glamour room. The master containing its very own private en suite. All bedrooms contain fitted with wardrobes and air conditioning units. This truly is an exceptional home indeed. The full individual title deed is in the owners name, so no VAT to pay.

**Ref: HP3058**

### **Lounge/ Dining room : 8 meters x 6.6 meters**

A lovely bright exceptionally large room with AC (making this room very cool and breezy), the lounge is connected to the dining hall. A remarkable feature catches the eye a large fish tank, serving as a captivating centerpiece that separates the dining hall and lounge. Beyond the dining hall lies a hidden treasure a very spacious balcony, extending the sense of openness and providing a breathtaking view of the surrounding landscape. The balcony is an ideal retreat for moments of relaxation and contemplation, allowing one to bask in the beauty of nature while enjoying the cool breeze that whispers through the air.

### **Kitchen : 3 meters x 3.95 meters**

Step into the modern kitchen, fully equipped with essential appliances including a washing machine, AC, fridge, freezer, oven, hob, and dishwasher. Plus, it offers the convenience of a door to the terrace.

### **Master Bedroom: 6.45 meters x 3.3 meters**

Welcome to the queen size master bedroom, your personal sanctuary with its own ensuite. It features fitted wardrobes for your storage needs, along with AC and a beautiful chandelier light from the ceiling.

### **Ensuite of Master Bedroom: 3.1 meters x 1.5 meters**

Step into the master bedroom ensuite, where convenience meets elegance. It offers a well-appointed shower cubicle, a WC (toilet), and basin. This private space ensures your daily routines are both comfortable and efficient.

### **Bedroom 2 Size: 16.5 square meters**

A lovely bright double sized bedroom with fitted wardrobes, air conditioning unit and a patio door to its very own balcony which leads to the back bbq area.

### **Bedroom 3 Size: 11.8 square meters**

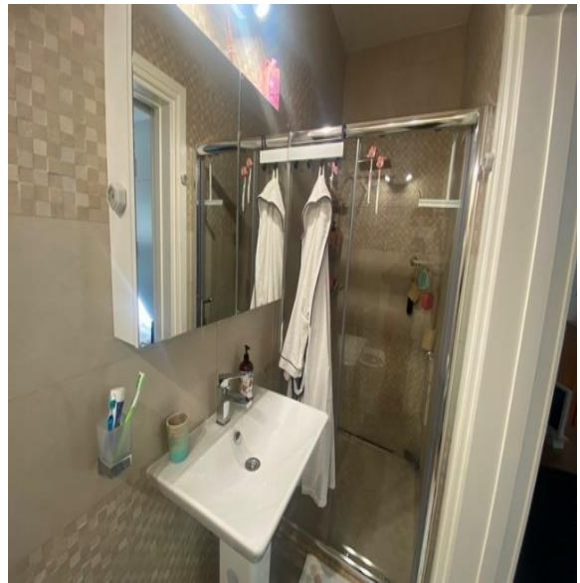
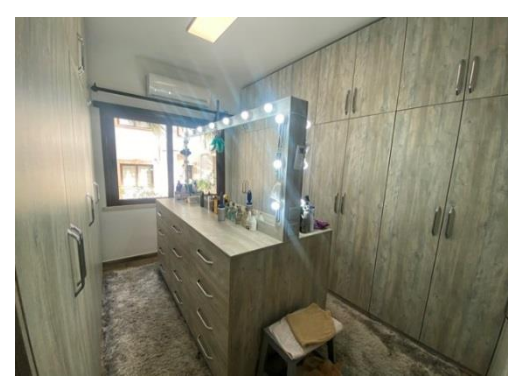
Step into a world of glamour and luxury as you step into this lovely double-sized bedroom, transformed into a walk-in wardrobe fit for a fashion enthusiast. A full glamour room with a large middle makeup table with mirrors on both ends. The room exudes brightness and style. The centerpiece of this fashionable haven is the large makeup table with storage spaces situated in the middle of the room. The table is adorned with wide mirrors on both sides with lights all around, reflecting both natural and artificial light to illuminate the space. The mirrors are strategically placed to ensure you have the perfect view from every angle as you prepare for the day ahead. Fitted wardrobes line the walls, offering a chic and organized storage solution for your extensive wardrobe collection.

### **Family Bathroom 3.6 meters x 1.6 meters**

The spacious family bathroom has really pretty tiles, a bath with shower, basin and a WC.

# The Gallery:







### **Complex:**



### **Rental potential:**

Short term lets approx £500 per week

Long Term let approx £500 per month

**Kucuk Erenkoy**, located in North Cyprus, is a charming coastal village nestled along the serene shores of the Mediterranean Sea. This idyllic region is renowned for its picturesque landscapes, boasting stunning views of the azure waters and the rugged Kyrenia Mountains in the backdrop. Kucuk Erenkoy offers a tranquil escape from the hustle and bustle of city life, making it a perfect destination for those seeking relaxation and natural beauty. Visitors can explore its pristine beaches, partake in water sports, or simply unwind in the peaceful ambiance of this coastal haven. The village also retains its traditional Cypriot charm, with quaint streets, local restaurants serving delicious Mediterranean cuisine, and warm, welcoming locals who are eager to share the rich cultural heritage of the region. Kucuk Erenkoy truly offers a slice of paradise for travelers looking to experience the beauty and tranquility of North Cyprus.

## **Travel Times to Amenities**

- Closest beach – Approx 15 minutes walk
- Closest supermarket, Dovlos supermarket -Approx 5 minute drive
- Closest Pharmacy – Approx 10 minute drive
- Roots bar – 2 minutes walking distance
- Eagles nest restaurant and bar – Approx 5 minute drive
- Plenty more bars and restuarants along the coastline - 5/10 minutes' drive
- Korineum Golf and Beach Resort - 15 minute drive
- Ercan airport -50 minute drive
- Kyrenia Center and General Hospital -Approx 35 minute drive

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