



Busy Bees Estate Agents Ltd.



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SUPERB 3 BEDROOM, 2 BATHROOM APARTMENT WITH COMMUNAL POOL AND ROOF TERRACE – OZANKOY



£129,950

- **Individual exchange title deeds**
- **3 double bedroom with 2 bathrooms**
- **Approx 100m2 internal plus balcony**
- **Fully Furnished**
- **Communal Roof terrace with mountain and sea views**
- **Open-plan living space with balcony**
- **Kitchen with all white goods**
- **Spacious master bedroom with en suite**
- **Battery charge for the car in the master bedroom**
- **Lovely large communal swimming pool**
- **Chamada beach within approx 7 minutes drive**
- **Local supermarkets, pharmacies and restaurant within approx 5 minute drive**
- **Universities and schools close by**
- **Approx 10 minute drive to the famous Kyrenia harbour with restaurants, and unique boutique stores**
- **Approx 50 minute drive to Ercan airport**
- **Approx 90 minutes drive to Larnaca airport**

Are you looking for a fantastic investment property or a perfect holiday home? This apartment could be just perfect for you, as it is located on the beautifully maintained Sydney complex which is in the heart of Ozankoy Village, meaning you have the bars, restaurants and amenities within just a short stroll away. This charming home consists of three double bedrooms and 2 bathrooms including a roof terrace with an amazing mountain and sea view and access to a lovely communal pool. The

open-plan lounge/kitchen and dining area opens out onto a terrace where you can chill and relax. This spacious master bedroom has its very own en suite.

Reference HP3060

Rooms and sizes:

Lounge/ dining area / kitchen 4.78m x 5.4m

A lovely bright open-plan room with a huge window, the lounge has air conditioning and also a ceiling fan. There is a patio door to a balcony accessible in the kitchen side as well, the lounge is connected to the kitchen area, the kitchen area has the white goods included (washing machine, oven, hob and dishwasher).

Shower Room 2.0m x 1.9m

Furnished with WC, wash basin and shower

Hallway 1.00m x 3.00m

The hallway has a washing machine and cupboard storage space

Master Bedroom 3.948m x 4.282m (12ft 9in x 14ft)

An attractive bedroom very well laid out with fitted wardrobes, air conditioning and windows with views of the mountains

En-suite 1.124m x 2.165m (3ft x 7ft 1in)

The bathroom has a toilet, wash hand basin, and a shower cubical

Bedroom two 3.65m x 3.0m

Double bedroom with fitted wardrobes. The room is adorned with a single window, inviting in natural light to create a bright and cozy ambiance. This space seamlessly balances practicality and comfort, offering a tranquil retreat with just the right touch of elegance.

Bedroom three 2.8m x 4.5m

Double bedroom Fitted wardrobes seamlessly merge with the room's design and air conditioning. The room is adorned with two windows that serve as nature's enchanting spotlight, effortlessly brightening up the space and infusing it with an airy charm

Maintenance fees are as low as £30 per month!

Rental Potential

Long term rental approx 450 GBP per month

Short term holiday let approx 70 GBP per night without a car

The Gallery:







The Residence





Region Features

Kyrenia (Girne), as it is locally called, is full of beautiful landscape and European Heritage Sites spanning over 9,000 years!

The amazing sites include:

- The Venetian built harbor in Kyrenia, reputed to be the finest in the Mediterranean
- The Bellapais Abbey
- St. Hilarion Castle
- Turtle Beach at Alagadi where visitors get to witness the rare sea turtles come ashore to lay their eggs
- The 18 hole par 72 course Korineum Golf and Country
- Kafazani Church
- Mediterranean olives and oils

The Village

Ozankoy is located just 3 miles east of Kyrenia and is one of the prettiest villages in Northern Cyprus, home to a small but truly multinational population. The village is interwoven with olive, carob and lemon trees for which the area around Ozankoy is famous. In the springtime the village is alive with pretty blossoms, in the winter it is aglow with citrus fruits and in the summer it basks in the beautiful Mediterranean sunshine. The village is located on the edge of the Kyrenia mountain range foothills. From Ozankoy you have one of the best views of Bellapais Abbey as it perches seemingly precariously high above the village on a natural plinth on the mountainside. At night time when the Abbey is all lit up it's a favourite sight for visitors and residents of Ozankoy. There are a number of fine restaurants within the village.

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