



# Busy Bees Estate Agents Ltd.



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## IMMACULATE 4 BEDROOM BUNGALOW WITH POOL & LOVELY GARDENS IN KARSIYAKA, KYRENIA



**£399,950**

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| <ul style="list-style-type: none"><li>• <b>Shared exchange title deed</b></li><li>• 4 double bedrooms with AC + 2 en suites</li><li>• Approx 900m<sup>2</sup> plot / 300m<sup>2</sup> living area</li><li>• An extra large 4m x 15m private pool</li><li>• Bread/pizza oven and BBQ area by the pool</li><li>• Central heating and log burner</li><li>• Extra solar panels for electricity</li><li>• Bright living room with wood burner</li><li>• Semi-circular Breakfast room with wood burner and a glass roof view</li><li>• Spacious kitchen with White Goods</li><li>• Extended covered area suitable for a play room</li><li>• Extended covered relaxation area</li><li>• Furniture negotiable</li><li>• Shutters</li></ul> | <ul style="list-style-type: none"><li>• <b>Approx 5 minutes walk to the sea!</b></li><li>• Approx 5 minutes from the Karsiyaka main square with a supermarket and amenities</li><li>• Bar / Restaurants situated along the coastline</li><li>• Approx 10 minutes drive to the lovely Lapta walkway</li><li>• Approx 20 minutes' drive to Kyrenia City center</li><li>• Approx 20 minutes drive to the famous Girne harbor</li><li>• Approx 60 minutes' drive to Ercan airport</li><li>• Approx 90 minutes drive to Larnaca airport</li></ul> |
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This fully modernized 4 bedroom bungalow resides in the popular coastal region of Karsiyaka, situated within walking distance to shops, restaurants, and bars combining both luxury and comfort. For a start when entering the property, you step into a spacious foyer which accesses the main hall and glass framed breakfast room. Beyond then entry level lies a generously sized circular lounge that accents a cosey fireplace providing an instant homely feel along with a modern and separated kitchen

that comes fully equipped with plenty of cupboard space and high-quality built-in appliances. Through here you will find the passage way to 4 fully air conditioned bedrooms and a separate family bathroom. Two of the bedrooms contain a private en suite and offer direct access to the covered terraced area while the master suite leads onto the lovely semi-circular breakfast room. The fourth bedroom is adjacent to the garage and could ideally be converted into a self-contained granny flat. The best part of all is the colorful landscaping surrounding the property. It is filled with natural fruit trees, beautiful plants and boasts a whopping 4m x 15m private pool with an outdoor bbq area fulfilling the Mediterranean dream. As if this wasn't enough, there is an additional bbq located on the private roof terrace that romances views of the green mountains and sparkling blue sea.

**Reference Number: HP3063-KS**

## **The Property**

### **Lounge: 4.98m x 6.4m**

A large and bright open-plan lounge area with air conditioning wood burner and patio doors to pool terracing area.

### **Kitchen: 3.82m x 4.1m**

A lovely fully fitted kitchen with oven, hob, fridge-freezer there is plenty of cupboard and counter top space a large window facing the breakfast room

### **Hall: 9.4m x 1.2m**

A long hall way which leads to 4 double bedrooms and family bathroom .It has a utility area for the washing machine and cupboard space

### **Family bathroom: 1.89m x 1.89m**

Fitted with W/C, basin, bath with a shower head

### **Master Bedroom: 4.5m x 4.0m**

This spacious room has a Walk-in wardrobe, air-conditioning unit and it own ensuite and patio leading to the semi- circular breakfast room

### **En-suite: 1.8m x 1.5m**

Fitted with W/C, basin and corner shower.

### **Bedroom Two: 3.66m x 2.8m**

Fitted wardrobes, air-conditioning unit and patio doors to the extension terrace hallway leading to the pool side, the bedroom has it very own en-suite

### **En-suite: 2.31m x 2.00 m**

Fitted with W/C, basin and shower.

### **Bedroom Three: 3.7m x 3.1m**

Fitted with air-conditioning unit and patio doors to the extension terrace hallway leading to the pool side

### **Bedroom four: 3.27m x 3.11m**

Fitted wardrobes, air-conditioning unit, and patio doors to the extension terrace hallway leading to the pool side

### **Breakfast Room: 6.2 m x 4.15m**

This beautiful room has ceiling fan and a wood burner a glass roof top where you can stare at the stars at night and a log burner to keep you warm and cozy. it has three large set of doors with full windows facing front of the house and stairs leading to the terrace.

## Outside

This beautifully well-kept bungalow benefits from a superb well maintained garden, a private 4m x 15m swimming pool with a lovely water fall decoration . This home is located in a tranquil location, a large pool side sitting area, plenty of trees and plants. There is a BBQ around the pool and one on top terrace

## EXTRAS

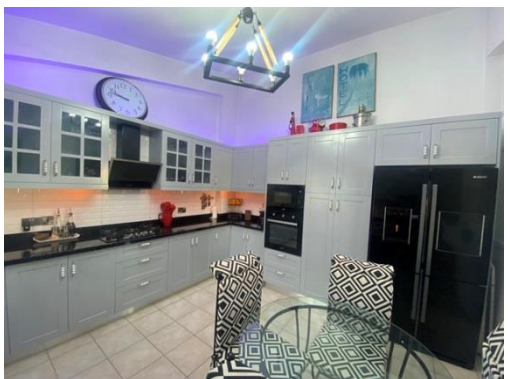
### FRUITS

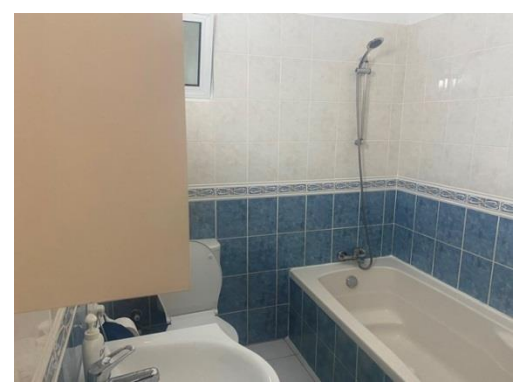
- Lemon
- lime
- Orange
- peach
- Pomegranate
- Grape vine
- Cherry peach
- Banana
- Plumes

## Resale and Rental Opportunity

This lovely 4 bedroom bungalow with pool and stunning views will only appreciate with time as development increases in the city, many buyers would look to escape the hustle of city living and retreat to a more secluded location while still having a foot in town. Rentals are a hugely popular trend in North Cyprus and this 4 bed bungalow could easily fetch an estimated **£800** per month or for summer rentals an estimated **£1000** per week.

## The 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: 3 minute drive & 15 minute walk
- Karsiyaka Coffee Square: 3 minute drive
- The beach, bars, local and continental restaurants: 3 minute drive
- Ercan airport: 60 minute drive
- Kyrenia City Center: 20 minute drive
- Kyrenia General Hospital: 25 minute drive
- Private clinics, vets, hospitals: 10 minute drive
- Lefkosa town: 50 minute drive
- Necat British School: 10 minute drive
- Girne American University: 15 minute drive
- Korineum Golf and Beach Resort: 60 minute drive

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