



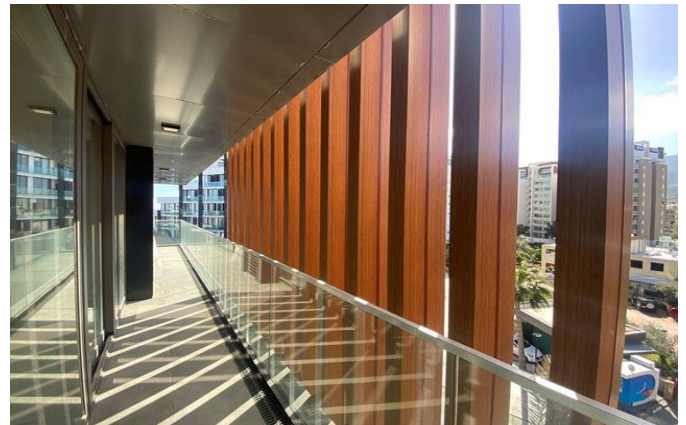
Busy Bees Estate Agents Ltd.



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LOCATED IN THE HERT OF KYRENIA, A LUXURIOUS 2 ROOM 1 BATH PROPERTY WITH A COMMUNAL INFINITY POOL



£225,000

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| <ul style="list-style-type: none">• Turkish Title Deed• Residential and commercial license• 1 large main room + 1 potential bedroom with en suite• Area size approx. 100m2• VRF air conditioning / heating system• Private long balcony• Located on middle floor• Communal infinity pool overlooking the city• Kitchen and guest bathroom can be added for residential use | <ul style="list-style-type: none">• Kyrenia City location• Kiddies park within walking distance• Bars, restaurants and café's on your doorstep• Necessity stores such as pharmacy and supermarkets on your doorstep• Easy access to dual carriage way• Within walking distance to Arkin university• Kyrenia harbor within approx. 10 minutes drive• Approx 35 mins drive to Ercan airport• Approx 90 mins drive to Larnaca airport |
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This contemporary property has so much to offer as it lies in the Heart of Kyrenia City and boasts a whopping 100m² of living area combining both luxury and convenience. Thanks to its carefully thought of design and location it can be used for either residential or commercial purposes providing endless possibilities. It's floor plan consist of one generously sized primary hall which could easily be used as a main commercial room or as a luxurious lounge and dining area plus, an additional room with an en suite that would be perfect for either a master bedroom or an employer's lounge. Both suites offer fantastic mountain and city views. As if all the above wasn't enough this fabulous building is home a lovely infinity pool that boast scenic views of the City's beautiful landscape. Overall, you could make it your own cozy urban retreat, enjoying the convenience of city living without sacrificing luxury or alternatively, it could serve as a chic commercial space, ideal for upscale offices looking to make a statement. The choice is simply yours. Don't miss out on the opportunity to make this exquisite property yours today. **Reference number: HP3068**

The Property

Living room – 6.18m x 10.8m

Spacious and bright living room is fitted with central heating and has a windows all around with stunning views and a patio leading to the private balcony

Master Bedroom – 3.1m x 3.5m

This spacious room has a patio leading to the balcony

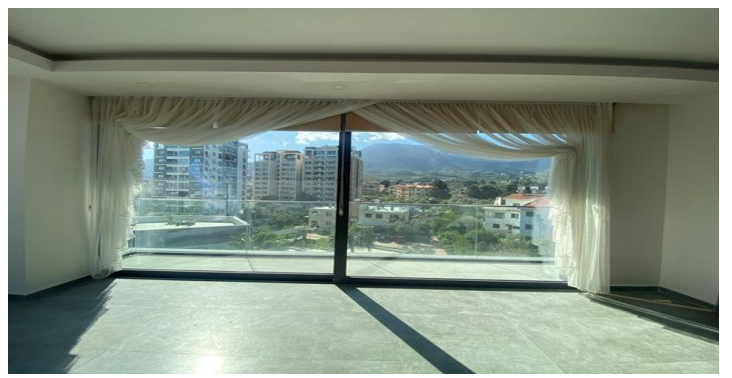
En-Suite– 1.73m x 1.84m

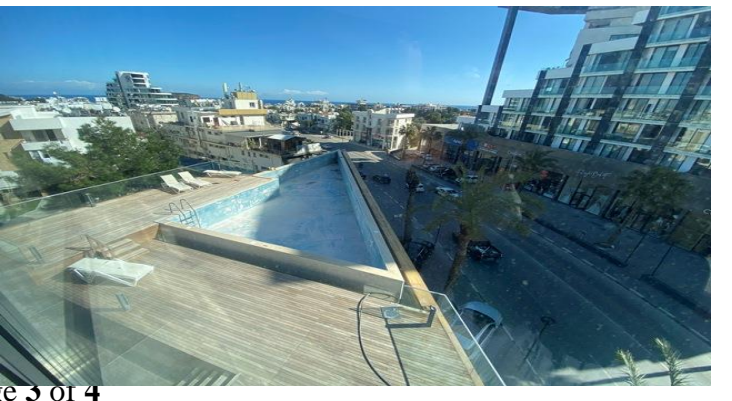
Newly fitted bathroom with a walk-in shower basin and WC

Maintenance £80/month

HIGH Rental potential, approx. £1000 per month for both commercial and residential let

The Gallery:





Kyrenia

Kyrenia harbour houses fishing boats, yachts, restaurants, gift and souvenir shops as well as cafe bars with tables along the sparkling sea. Kyrenia harbour is a great place for a drink and a meal, do not forget to try Turkish coffee. The coastline of Kyrenia is dotted with numerous beaches which are great to enjoy a day out in the sun. To the South of Kyrenia the beaches include Kervanserai Beach which is a lovely sandy beach, Deniz Kizi and Golden Bay beach where they offer water sports, Escape Beach Club with a lot of water sports and good food, Camelot Beach and Sunset Beach Club with a deck, all the beaches are clean and good for snorkelling. Kyrenia is a great place for a beach holiday and houses more than 150 hotels from budget to luxury to choose from, so it is never a hassle to book a hotel in the Kyrenia area. This harbour town also offers numerous restaurants from fine dining to a quick snack.

Travel Times to Amenities

- **Kyrenia City location**
- **Kiddies park within walking distance**
- **Bars, restaurants and café's on your doorstep**
- **Necessity stores such as pharmacy and supermarkets on your doorstep**
- **Easy access to dual carriage way**
- **Within walking distance to Arkin university**
- **Kyrenia harbor within approx. 10 minutes drive**
- **Approx 35 mins drive to Ercan airport**
- **Approx 90 mins drive to Larnaca airport**

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