



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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BEAUTIFUL 3 BED 2 BATH VILLA WITH SEA & MOUNTAIN VIEWS - KARAAGAC



£274,990

- Individual title deed (no VAT to pay)
- 3 bedrooms 135m² + plot size 707m²
- 8m x 4m swimming pool
- Open plan lounge /diner
- 2 downstairs bedrooms
- Separate storage area
- Low maintenance tropical garden
- Private driveway with carport

- Closest beach approx. 5 minute drive
- Supermarket approx. 5 minute drive
- More amenities close by
- 30 minutes to Kyrenia city and Harbor
- 70 minutes to Larnaca Airport
- 60 minutes to Ercan airport

We are delighted to be bringing this beautifully presented 3 bedroom, 2 bathroom villa to the market. The villa is in an elevated position in a small development in the very popular area of Karaagac so has fantastic sea and mountain views.

The villa is ideally situated with village shops not far away, the Korineum Golf Course only 5 minutes drive and Kyrenia within 20/30 minutes for a wider range of amenities. The area itself has a good selection of supermarkets, yapi (DIY) shops, bureau de changes, pharmacies as well as a number of bars, restaurants and cafes.

Interior

There is a beautiful kitchen with a good range of wall and base units and marble tops as well as an island.

The lounge/diner is open plan and is of a good sized and feels very light and airy with the abundance of windows. There is a pellet stove which makes it very warm and cosy on those short Cypriot winters.

There are two downstairs double bedrooms. Both have wardrobes, air-conditioning and large patio doors out onto the side terrace. They also have underfloor heating.

There is a large family bath/shower room with walk-in shower, WC & basin.

Upstairs is the lovely master bedroom is large with has no less than five windows! Every window is like a picture frame which takes in the stunning views.

There is also a huge 39sqm roof terrace which is a fantastic space with 360 degree views of the Besparmak mountains and the Mediterranean Sea. You have your very own jacuzzi/hot tub as well as a pagoda, such a lovely area.

Exterior

This is extremely well presented and no expense has been spared. As you enter through the gate, your eyes are drawn to the 8m x 4m swimming pool.

There is a lovely natural stone wall around the boundary and the garden has a good selection of tropical trees and shrubs. There is no shortage of terraces or covered areas, you really are spoilt for choice. You have a separate secure storage room as well as a lovely pagoda and a car port.

The property has individual title deed (no VAT to pay) and is being sold unfurnished. Furniture is available but by separate negotiation.

This really is a beautiful home and you need to view it to fully appreciate it, there are too many features to list. Early viewing is recommended to avoid disappointment.

Reference Number SA007

The Gallery:





