



# Busy Bees Estate Agents Ltd.



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## TRADITIONAL MEDITERRANEAN 3 BEDROOM 3 BATH VILLA WITH PRIVATE POOL & BEAUTIFUL GARDENS IN KARSIYAKA



**£299,950**

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| <ul style="list-style-type: none"><li>• <b>Shared title deed</b></li><li>• 3 double bedrooms + 1 en-suite + 2 family bathroom</li><li>• Being sold fully furnished</li><li>• Separate spacious kitchen with white goods</li><li>• Bright living room with fire place</li><li>• Central heating</li><li>• Flyscreens throughout and marble flooring</li><li>• Private 8x 4 swimming pool with roman end</li><li>• Spacious garden with plenty of Plants and trees throughout</li><li>• Private driveway and gated entry can park up to 3-4 cars</li></ul> | <ul style="list-style-type: none"><li>• <b>Approx 5 minute drive to the beautiful Karsiyaka coastline</b></li><li>• <b>Approx 10 minute drive to Karsiyaka sandy beach</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 15 minutes drive to the lovely Lapta walkway</li><li>• Approx 30 minutes' drive to Kyrenia City center</li><li>• Approx 60 minutes' drive to Ercan airport</li><li>• Approx 1 hour 40 minute drive to Larnaca airport</li></ul> |
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## **The Property**

This beautiful 3 bedroom, 3 bathroom villa is truly special, combining Mediterranean charm and modern living it is located in the beautiful Karsiyaka village known for its proximity to the sea, mountains and local amenities. Set on a spacious plot adorned with lush plants and vibrant flowers, the property offers both comfort and privacy with a private driveway which provides ample parking space. The villa's lounge features a cozy fireplace perfect for relaxing during the cooler winter month and patio doors that open directly onto the poolside and sunbathing area fantastic for when that summer sun hits. Unlike typical open-plan designs, the villa boasts a separate kitchen and dining area offering a more defined and functional space for everyday living. On the ground floor, you'll find one bedroom and a family bathroom, providing ease and accessibility and upstairs, the layout includes a second family bathroom, a bright and airy second bedroom and a spacious master bedroom complete with its own en-suite bathroom and walk-in wardrobe.

The highlight of this exceptional home is the large roof terrace, which offers breathtaking 360-degree views of the surrounding mountains and the sparkling sea which makes it the perfect spot to unwind and soak in the beauty of Cyprus.

Overall it will make the perfect Mediterranean dream home indeed or in fact a great investment for buy to let purposes. The property is being sold fully furnished ready to move into, ready for its new owner. To find out more please contact us and use the reference number listed below.

**Reference Number: HP3267 KS**

## **Downstairs**

### ***Lounge: 4.95m x 6.99m***

A large and bright lounge area features central heating and a cozy fireplace. A patio door opens directly to the front of the pool area, providing seamless indoor-outdoor access

### ***Kitchen: 4.45m x 5.71m***

This spacious separate kitchen features a marble countertop and comes fully fitted with a washing machine, fridge freezer, oven and hob. A patio door opens directly to the pool area, offering convenient outdoor access

### ***Family bathroom 1 : 1.92m x 2.00m***

Fitted with W/C, basin and a shower

### ***Bedroom Three: 3.14m x 3.57m***

This bedroom comes fully fitted with a full wardrobe and features a patio door that opens onto a terrace at the front of the property

## **Upstairs**

### ***Master Bedroom: 4.47m x 3.63m***

This spacious master bedroom includes a small walk-in wardrobe , a private en-suite and a door that leads to a large roof terrace, offering stunning views of the mountains and the sea

### ***En-suite: 1.97m x 1.65m***

Fitted with W/C, basin and a shower. The kitchen comes with fitted

### ***Bedroom Two: 3.8m x 3.59m***

This spacious bedroom is furnished with two single beds and features a patio door that opens onto a terrace with a view of the sea

### ***Family bathroom 2 : 1.95m x 1.9m***

Fitted with W/C, basin and a shower



## Outside

This beautifully presented villa boasts a large garden filled with an abundance of trees and plants, creating a serene and natural atmosphere. It features a private 8m x 4m swimming pool and a spacious poolside seating area, perfect for relaxing or entertaining. Located in a tranquil setting, this home offers peace, privacy, and a strong connection to nature

## Potential Rental achievement

Short term rental estimated - £1000 per week

Long term rental estimate - £1100 -1200 per month

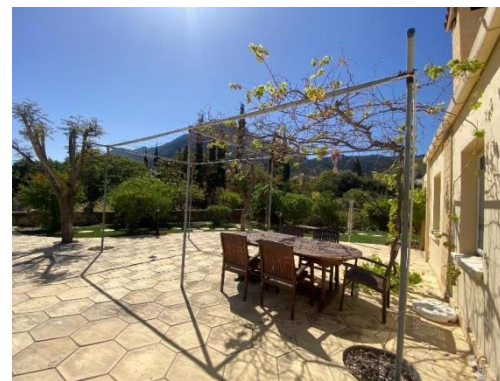
## The Gallery:















## **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
- Bufaventia 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

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