



# Busy Bees Estate Agents Ltd.



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## LOVELY 2 BEDROOM 2 BATHROOM BUNGALOW WITH PRIVATE ROOF TERRACE AND SEA VIEW IN ALAGADI



**£199,950**

- Individual title deed
- Approx 80m2 interior + 60 m2 roof terrace and 400m2 total plot
- 2 bedrooms master with en suite
- Open plan lounge with modern kitchen and appliances
- Outdoor covered seating area
- Being sold fully furnished
- Beautiful backyard garden space
- Private roof terrace with sea view
- Garden shed, Fly-screen and air conditioning throughout
- Palm trees around
- Lovely communal pool

- Within approx. 2 minute drive to the 5\* Elexus hotel, beach and casino
- Approx 5 minute drive to the sandy Turtle beach stretch
- Lovely sea view restaurant close by
- Approx 7 minute drive to the Korenium Golf and Beach club
- Pharmacy and supermarket approx. 7 minute drive
- Kyrenia town centre and the wonderful Kyrenia harbor within approx. 15 mins drive
- Ercan airport approx. 50 minute drive
- Larnaca airport approx. 70 minutes' drive

**Ref No: HP3259**

This lovely 2 bedroom 2 bathroom bungalow has been fully renovated boasting modern charm and elegance. It boasts plenty of outdoor space including a large private garden big enough to place a small pool, a private roof terrace which looks over the natural landscape and the Mediterranean sea beyond along with the covered dining terrace which can be accessed via the living area providing the perfect place to enjoy your morning coffee while watching the sun rise and feel the light early morning sea breeze. The property itself comprises a stylish open plan living, diner and kitchen which comes fully equipped with modern built in appliances and furniture. Both bedrooms access a lovely terrace area and holds built in wardrobe space while the master suit offers a an additional en suite. The family bathroom sits in-between and offers a comfortable space. Just behind the property lies a large communal pool equipped with a sunbathing terrace and garden area. Within proximity to amenities this property no doubt offers a great opportunity to those looking to relocate to a sunny place abroad or holiday home.

### **The property:**

#### **Open plan kitchen and lounge**

This open plan lounge comes fully fitted with AC and has a French window leading to a spacious terrace comes fully fitted with air conditioning, offering comfort year-round. A large French window opens up to a spacious terrace where you can enjoy breath-taking views of the surrounding landscape and sea beyond. Perfect for relaxing or entertaining, this seamless indoor-outdoor flow enhances the living experience with natural light and stunning scenery. The kitchen has been refurbished with new modern appliances and beautiful kitchen shelf. It comes fully fitted with granite countertops, oven and hob, fridge-freezer, integrate dishwasher, and a washing machine.

#### **Master Bedroom:**

A double bedroom comes fitted with air conditioning unit for year-round comfort, and a private en-suite for convenience. The room has a natural light thanks to the French window that opens onto a small terrace, offering a peaceful retreat. This terrace is conveniently connected to the second bedroom, creating a lovely flow between the two rooms.

#### **En-suite Bathroom:**

The en-suite is complete with a walk-in shower, W/C, and a basin.

#### **Bedroom 2:**

This bedroom comes with a moveable wardrobe; An air conditioning unit ensures comfort throughout the year. A French window that leads out to a terrace, which is conveniently connected to the master bedroom, creating a seamless transition between the two spaces.

#### **Family Bathroom:**

The family bathroom is a good size and is fitted with a shower, basin, and W/C

#### **Rental Potential**

Estimated £375 per week holiday let

Long term rental estimated £475 per month



The Gallery:











### **The Region:**

### **ALAGADI**



Alagadi Turtle Beach consists of two different bays located next to each other. One is always well-attended and has a restaurant called Turtle Paradise while the other bay is more secluded and suits those wanting a quiet day at the beach. Bring your own beach accessories as neither of the bays offer sun beds or umbrellas.

Sea turtles hatch their eggs on Alagadi Beach in the summer time where as the volunteer organisation SPOT organizes turtle nest excavations that can be attended by reservation.

Do not miss out on the natural “rock pools” heated by the Mediterranean sun where you can dabble your feet whilst looking out over the scenic coast

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