



Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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2 BEDROOM GROUND-FLOOR APARTMENT IN KARAOGLANOGLU



£105,000

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| <ul style="list-style-type: none"> • Full individual Title deeds • Outside private terrace • Built in wardrobes • Solar panels for heating water • Landscaped communal garden • Private car parking • Ceramic tiled flooring • White goods included • Fully furnished • Air onditioning | <ul style="list-style-type: none"> • Approx 1 minute walk to the beautiful coastline • Approx 1 minutes walk to sandy beach and luxury beach restaurants • Walking distance to shops, bars & restaurants • Walking distance to public transport • Kyrenia City Center and harbor approx. 30 minutes drive • Ercan airport approx. 60 minutes drive • Larnaca airport approx. 90 minutes drive |
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Reference Number: MM0059

This fabulous two-bedroom 52.8 square metre, fully furnished ground-floor apartment is located in the highly sought-after coastal region of Karaoglanoglu. Set amongst landscaped communal gardens

and in a great location, just 100 metres to the beach. This home is ready to move straight into and perfectly combines comfort, convenience, and breathtaking surroundings.

The property features a bright and spacious open-plan living, dining area and kitchen, fitted with modern units with white goods and doors to an outside courtyard terrace.

Both bedrooms are generously sized with fitted wardrobes. The bathroom has been finished with modern fittings.

A standout feature of this apartment is the outside, private courtyard, an ideal space for entertaining, dining al fresco, or simply soaking up the Mediterranean sunshine, perfect for sunset evenings, barbecues, or peaceful mornings with coffee, this outdoor space truly elevates the property's appeal.

Situated within easy reach of shops, restaurants, beaches, this apartment offers an excellent lifestyle opportunity. Whether as a permanent residence, holiday retreat, or investment property with strong rental potential.

The Property

Kitchen/lounge/diner

This is a lovely bright and spacious modern open plan living area. The kitchen is fitted with modern wall and base units, a cooker, hob, extractor fan and fridge-freezer.

The dining and lounge area is bright and spacious, with one sofa and arm-chair, coffee table, and a dining table with four chairs and doors opening to the private courtyard terrace.

Bathroom:

A good size bathroom with WC, wash basin and shower.

Bedroom 1:

Bedroom one is a bright room with fitted wardrobes a double bed, air conditioning and patio doors leading to an outside balcony.

Bedroom 2:

The second bedroom also has fitted wardrobes, a double bed, air conditioning and doors leading to any outside balcony.

Exterior

Private parking

Communal landscaped gardens

Outside courtyard terrace

Two small balconies

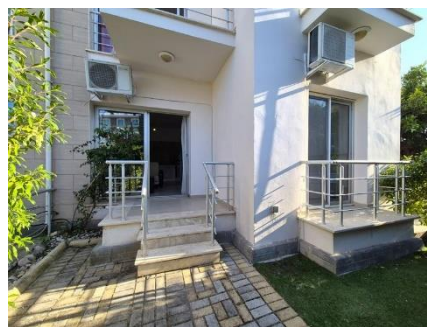
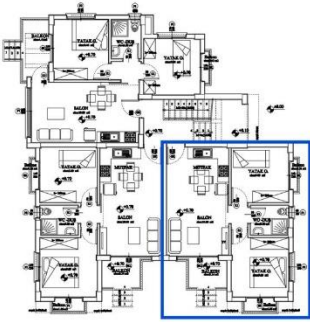
Potential Rental achievement

Short term rental estimated - £700 per week

Long term rental estimate - £750 per month

The Gallery:





The Village

Karaoglanoglu is located to the west of Kyrenia and consists of the village itself nestled in the foothills of the Besparmak mountains. The village offers stunning views of both the sea and of the second highest mountain in the Besparmak mountain range. Karaoglanoglu is a modern village with all essential amenities, including shops, bars, restaurants, public transport, health care services and schools. Karaoglanoglu 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 excellent restaurants in Karaoglanoglu. There are local supermarkets 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 Karaoglanoglu 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 faint 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. For a wider selection of bars, restaurants and entertainment it is only a 20 minutes drive into central Kyrenia there is also a regular bus service.

Region Features:

- Karaoglanoglu sandy beach, which has numerous beautiful beachside restaurants
- Kyrenia harbor and City Center
- Acts as the gateway to the beautiful Lefke region
- The beautiful Lapta Seaside walkway
- Botanical garden and restaurant
- The Bellapais Abbey
- St. Hilarion Castle
- Buffavento Castle
- Turtle Beach at Alagadi where visitors get to witness the rare sea turtles come ashore
- Club Acapulco and Escape Beach Club
- Monastery of Sinai
- Baldkoten Ottoman Graveyard

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