



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Esentepe Branch, North Cyprus Telephone 0090 533 8876563

Alsancak Branch, Kyrenia, North Cyprus Telephone 0090 539 117 24 40

info@busybeesestateagents-cyprus.com Website: www.busybeesestateagents-cyprus.net

GOLF + POOLSIDE 3 BEDROOM 2 BATHROOM DUPLEX VILLAS WITH COMMUNAL FACILITIES IN KARAAGAC



FROM £150,000 + VAT

- **Individual title deed ready + 5% VAT**
- **3 bedrooms, 2 bath; one on the ground floor and one on the first floor**
- **Approx 100m2 closed area + 37m2 pool side terrace**
- **3 properties available**
- **Modern interior design**
- **Separate kitchen diner with breakfast bar and access to poolside terrace**
- **Spacious lounge with access to poolside terrace**
- **Central air con in the lounge**
- **Unfurnished**
- **A range of on site 5* facilities**
- **Fantastic investment opportunity**

- **Just 500m from the Korenium Golf and Beach club!**
- **Picnic area on your doorstep**
- **On site communal pools, jacuzzi, bbq area, adventure park, spa and fitness center and restaurant**
- **Bars, restaurants, café and supermarkets close by**
- **Approx 5 minute drive to Sun Valley Marina**
- **Kyrenia centre within Approx 20 minutes' drive**
- **Within approx 50 minutes' drive to Ercan airport**
- **Larnaca airport within approx 90 minutes**

Located in the sought-after coastal area of Karaağaç, this fantastic newly developed retreat offers an exceptional lifestyle surrounded by nature, sea, and luxury facilities. Designed with both comfort and leisure in mind, the development features an impressive range of 5-star on-site amenities including semi-private communal pools, a family adventure playground and picnic area, a fully equipped spa and fitness centre, and is conveniently situated just 500 metres from the prestigious Korineum Golf & Beach Resort.

Set within this exclusive residence, we are pleased to present these stylish 3 bedroom, 2 bathroom duplex villas, ideal as a holiday escape, rental investment, or permanent second home abroad.

Inside, the properties offer a spacious and bright lounge with French sliding doors opening directly onto the poolside terrace, creating a seamless indoor-outdoor living experience. The kitchen is thoughtfully separated from the lounge, offering generous space, ample storage, a breakfast bar, and room for a family-sized dining table. A utility area and a guest/family bathroom complete the ground floor.

Upstairs, the first floor hosts three bright and airy bedrooms, all with wardrobe cabinets, while a second family bathroom serves this level.

The standout feature is the inviting ground-floor terrace, perfectly positioned poolside with direct access to a beautiful semi-private swimming pool, enhanced by an attractive bridge feature that adds to the resort-style setting.

Combining excellent on-site facilities, a prime location close to the coastline, and strong investment potential, this is a superb opportunity to secure a stylish Mediterranean home in one of the area's most desirable developments.

HP REFERENCE: HP3452

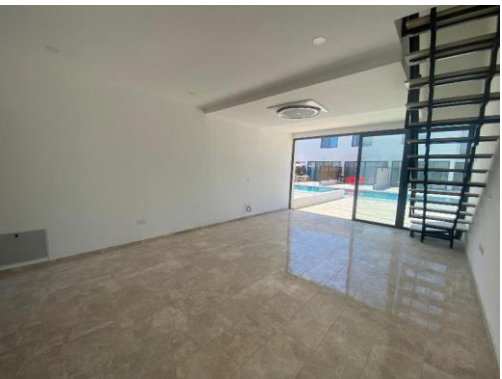
Maintenance fees £100 per month

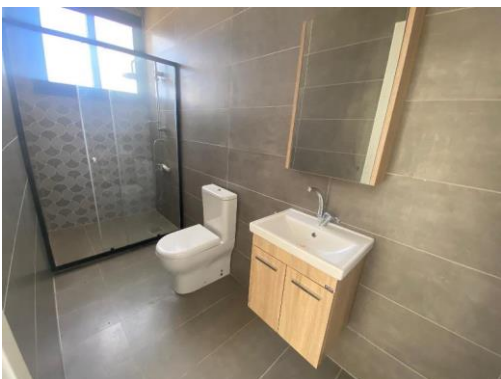
Rental Potential

Estimated £80 daily holiday rentals

Long term rental £600 monthly

The Gallery:







Popular Area Attractions:

- Tarot bar and restaurant on site
- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe belediyesi beach
- Hilltown beach club
- Elexus hotel and casino
- Alagadi or Turtle beach is a short drive away. In July and September, the beach is a big attraction as visitors come to watch the female loggerhead and green turtles come to lay their eggs and see their hatchlings make their desperate run for the sea.
- The Incirli cave: a natural underground cave made of gypsum crystal
- The miniature museum
- Kyrenia Town Center and new harbor
- Kyrenia Harbour high street
- Kantara Castle
- St Hilarion Castle
- Bellapais Abbey
- Multiple restaurants/ bars including: Hilltown, Gloria Jeans, Bella beach bar, Tarot cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Gemini, Joya and many more.



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