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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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STUNNING 3 BEDROOM BUNGALOW WITH ROOF TERRACE + SOLAR ENERGY IN KUCUK ERENKOY



£379,950

- **Individual title deed in owner's name**
- 3 bedrooms, 2 separate bathrooms
- 700m² plot, 134m² bungalow (Est.)
- Sea view roof terrace 35-40m²
- Spacious lounge
- Furniture negotiable
- Modern separate kitchen with built in appliances and water filter system
- Built in wardrobes in all bedrooms
- Fly screens / Air conditioning
- Newly renovated 10x5 pool with sunbathing terrace
- Various outdoor seating areas; both covered and open + garden BBQ
- Private drive and gated entry
- Stone garage and car port
- 18 Solar energy panels + back up batteries

- Satin Bay beach and restaurant 4 minute drive
- 6 minute walk to Eagle's nest restaurant / bar
- Supermarket approx. 4 minute drive
- More local restaurants / cafes along the coastline
- Sun Valley Marina approx. 10 minute drive
- Koreneum Golf and Beach club approx. 15 minute drive
- Approx 35 minutes from Kyrenia City Center and Girne Harbor
- Approx 60 minutes from Ercan airport
- Approx 90 minutes from Larnaca airport

Situated in the sought after and desired village of Kucuk Erenkoy, just moments from the crystal-clear Mediterranean coastline, this beautifully modernised bungalow combines contemporary elegance with traditional Mediterranean stone architecture. Beautifully presented and enhanced with modern infrastructure upgrades, it offers an exceptional lifestyle for those seeking comfort, style, and energy-efficient living.

As you step inside, you are welcomed by a large entrance hallway that effortlessly connects each room, creating a wonderful sense of openness and flow throughout the home. The inviting lounge is flooded with natural light thanks to large French sliding doors and picture windows that frame delightful views across the sparkling private swimming pool and sun terraces while welcoming the refreshing coastal breeze indoors.

The stylish separate kitchen is both practical and beautifully appointed, offering generous worktop space, ample cabinetry, integrated appliances, and premium extras including a mains water filtration system connected to both the kitchen tap and water cooler, together with an additional saltwater filtration system.

The spacious master bedroom enjoys peaceful pool views through elegant French doors and benefits from fitted wardrobes with direct access to a contemporary shower room. Two further double bedrooms also feature fitted wardrobes and large windows, creating bright and comfortable spaces ideal for family or guests.

Occupying an impressive plot of approximately 700m², the outdoor space has been thoughtfully designed for effortless Mediterranean living. Low-maintenance paving is softened by attractive fruit trees and colourful planting, while a covered terrace beside the glistening private pool provides the perfect place to relax. A separate pergola-covered dining area creates an idyllic setting for outdoor entertaining.

Adding to the appeal is a generous roof terrace of approximately 35-40m², where distant sea views meet the beautiful mountain backdrop—an ideal retreat for morning coffee, sunset drinks, or simply soaking up the peaceful surroundings.

The property is completed by a private gated entrance, driveway, covered carport, and a substantial stone-built storage room. One of its standout features is the impressive energy system, incorporating 18 solar panels, 4 backup batteries, and two inverters, dramatically reducing electricity costs while allowing year-round comfort.

Situated within easy reach of local amenities and the coastline, this outstanding bungalow offers the perfect combination of luxury, practicality, and Mediterranean charm. Whether you're searching for a permanent residence, an elegant holiday home, or a smart investment, this exceptional property is ready to impress.

Reference Number: HP3461 KF

The Property:

Kitchen: 2.62m x 3.42m (8.59 ft x 11.22 ft)

Separate from the lounge this modern kitchen offers ample work space, plenty of cabinetry and high quality built in appliances. A door leads onto the covered pool view terrace. There is a water filter installed for the mains water which connects to the water cooler along with a salt water filter.

Lounge: 4.85m x 5.27m (15.91 ft 17.29 ft)

Generous in size and features various glass doors and windows ensuring plenty of light and a fresh breeze. One set of glass French sliding doors lead onto the covered pool view terrace while the other leads to the side terrace which features a separate pergola seating area.

Bathroom 1: 2.18m x 1.75m (7.15 ft x 5.74 ft)

A lovely tiled bathroom with a walk in shower and a large vanity unit with basin.

Master Bedroom 4.58m x 3.23 (15.02 ft x 10.59 ft)

This generously sized bedroom features a modern air con unit, built in wardrobes and flaunts double French sliding doors which lead to the poolside terrace. Additional double window aspect completes the setting allowing a flow natural light. Easy access to a fully equipped bathroom.

Bedroom Two: 3.20m x 3.73 (10.49 ft x 12.23 ft)

This double air-conditioned room features fitted wardrobes and 2 sets of window aspects allowing natural light and a fresh breeze.

Bathroom 2 : 2.57m x 1.53m (8.43 ft x 5.01 ft)

A lovely bathroom with a large vanity unit, basin, w/c and an easy walk in shower.

Bedroom 3: 3.24m x 3.72m (10.62 ft x 12.20 ft)

This double air-conditioned room comes with fitted wardrobes and a set of windows to aspect allowing natural light and a fresh breeze.

Private Roof Terrace:

Approx 35-40m2 provides beautiful sea and mountain views, large enough to place outdoor dining and seating furniture to create a great space for relaxed dining or entertaining guests.

Outside:

Private drive and gated entry
Stone tool garage and covered car port
Covered outdoor terracing
Outdoor Seating with pergola
Open outdoor additional seating areas
Sunbathing terrace
10 x 5 roman end swimming pool
Various fruit plants

Extras:

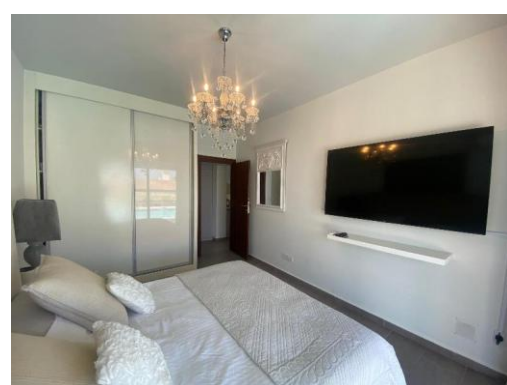
18 solar energy panels + back up batteries / 2 inverters
Outdoor lighting
Irrigation system
Kitchen Drinking water filter system

Rental Potential

Short term holiday let approx £150 per night
Long term approx £1200 per month

The Gallery:







Popular Area Attractions:

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- 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 dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Juleyman's, Charlie's baa, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Gemini, Joya and many more.



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