



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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SPACIOUS 3 BED 2 BATH GROUND FLOOR APARTMENT WITH COMMUNAL POOL - CENTRAL KYRENIA



£179,950

<ul style="list-style-type: none">• Exchange title deed close to army land• Being sold fully furnished• 3 double bedrooms, master with ensuite approx. 100m2 internal• Spacious living/dining room• Kitchen/breakfast room with white goods• Large terrace with outdoor furniture and bbq• Perfect rental or family home• Family friendly communal pool	<ul style="list-style-type: none">• Bars, restaurants, cafes and shops on your doorstep• Close to pharmacy, hospitals and schools• 10 minutes' walk to Kyrenia City Center• Kyrenia Harbour: 15 minute walk• Ercan airport within approx. 40 minute drive• Larnaca airport approx. 90 minute drive
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This spacious home has so much to offer. For a start it sits on the ground floor of a lovely family friendly complex which comprises of just two low rise buildings and a fabulous communal pool for all to enjoy. Located in the Heart of Kyrenia with all amenities available from your doorstep including the gorgeous Kyrenia harbor, there really isn't much more you could ask for. The apartment itself, unlike many properties these days, boasts approx. 100m2 of internal space and includes 3 double bedrooms, the master featuring a private en suite plus a family shower room, providing comfortable living for larger families. The kitchen and living area are combined with a semi open plan design offering a bright and airy space. While the diner comes fully equipped with white goods, a dining table and full appliances, the lounge includes luxury sofas, and a pairing coffee table. Additionally, one large fabulous terrace lies beyond the living areas and features luxury outdoor furniture and an

outdoor bbq providing the perfect place to sit, relax and enjoy your morning coffee with luscious views of the sparkling communal pool water. Thanks to its City location and luxurious features, this wonderful home will surely make a great investment indeed, whether for buy to let purposes, a holiday treat or even as your new Mediterranean family home under the sun. The choice is simply yours!

Reference number: HP3201

The Property

Living/dining room – 5.04m x 4.15m (16ft 5in x 13ft 6in)

Spacious and bright with air conditioning and patio doors leading to the spacious balcony

Kitchen/breakfast room – 3.88m x 3.8m (12ft 7in x 12ft 4in)

There are plenty of cupboard space, granite work surfaces, white goods (washing machine, fridge freezer, dishwasher) and access to the side balcony and BBQ area

Master bedroom – 3.15m x 3.68m (10ft 4in x 12ft)

This spacious room has fitted wardrobes and air conditioning – behind the wardrobes is the ensuite:

En-suite – 2.04m x 1.99m (6ft 6in x 6ft 5in)

A good size bathroom fitted with a bath, over-bath shower, glass shower screen, WC and basin

Bedroom 2 – 4.02m x 3.8m (13ft 2in x 12ft 5in)

This double bedroom has air conditioning and fitted wardrobes

Bedroom 3 – 3.53m x 3.17m (11ft 6in x 10ft 4in)

This double bedroom has air conditioning and fitted wardrobes

Family Bathroom – 3.04m x 0.94m (9ft 9in x 3ft 1in)

This bathroom fitted with WC, shower and basin

Site fee: 300 Turkish lira per month

Rental Potential:

Short term holiday approx. £500 per week

Long term approx. £700 per month

The Gallery:







Kyrenia

Kyrenia harbour houses fishing boats, yachts, restaurants, gift and souvenir shops as well as cafe bars with tables along the sparkling sea. Kyrenia harbour is a great place for a drink and a meal, do not forget to try Turkish coffee. The coastline of Kyrenia is dotted with numerous beaches which are great to enjoy a day out in the sun. To the South of Kyrenia the beaches include Caravanserai Beach which is a nice sandy beach, Deniz Kizi and Golden Bay beach where they offer water sports, Escape Beach Club with a lot of water sports and good food, Camelot Beach and Sunset Beach Club with a deck, all the beaches are clean and good for snorkelling. Kyrenia is a great place for a beach holiday and houses more than 150 hotels from budget to luxury to choose from, so it is never a hassle to book a hotel in the Kyrenia area. This harbour town also offers numerous restaurants from fine dining to a quick snack.

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