



# 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](mailto:info@busybeesestateagents-cyprus.com) Website: [www.busybeesestateagents-cyprus.net](http://www.busybeesestateagents-cyprus.net)

## NEW BUILD 3 BED 2.5 BATH VILLA WITH PRIVATE POOL + SEA VIEW ROOF TERRACE IN KARAAGAC



**£425,000 + VAT**

- **Individual title deed when available + 5% VAT**
- 3 bedroom 2.5 bathrooms, master with en suite
- Plot approx. 600m<sup>2</sup>, 187m<sup>2</sup> Covered area + 90m<sup>2</sup> Roof terrace
- 8x4 Private pool + sunbathing terrace
- Luxury roof top terrace with sea view
- Thermally cladded homes
- Centralised air conditioning
- Under floor heating
- Open plan kitchen / lounge / diner
- Plenty of terracing
- Unfurnished
- Private driveway
- Approx 7 minute drive to Korenium Golf Beach club
- Approx 7 minute drive to the Sun Valley Marina with beach and restaurant
- Supermarket approx. 7 minute drive
- Alagadi Turtle beach and restaurant approx. 10 minute drive
- Local Pharmacy, bars and restaurants
- Approx 20 minute drive to Kyrenia City Center and Girne Harbor
- Approx 60 minute drive to Ercan airport
- Approx 90 minute to Larnaca airport
- Larnaca airport approx. 90 minute drive

**HP Reference: HP3440P**

## **The Property**

Located in the scenic hills of Karaagac, this exclusive development comprises 28 luxury detached homes, offering privacy, style, and contemporary living at its finest. Completed approximately December 2025, these newly built properties showcase ultra-modern interior design, featuring centralized air conditioning, underfloor heating, an integrated kitchen, and sleek, high-quality tiling throughout. We are delighted to present one of these exceptional homes for sale.

The villa boasts three spacious double bedrooms, all situated on the first floor and complete with built-in wardrobes. The master bedroom benefits from a private en suite, while a stylish family bathroom serves the remaining bedrooms. On the ground floor, you are welcomed into a beautifully designed open-plan living space, where a modern kitchen with a central island seamlessly flows into the dining and lounge areas. Large doors open out onto the private pool terrace and garden, creating a perfect indoor-outdoor lifestyle. A convenient guest / family cloakroom is also accessible from this level.

The standout feature of this property is its exceptional outdoor living space. To begin with, it boasts a luxurious rooftop sea-view terrace, spacious enough to accommodate outdoor furniture—creating the perfect setting to relax, unwind, or entertain guests. On the ground level, you will find a luscious private swimming pool complemented by sunbathing terraces and an additional garden area. Enjoy long, relaxing days under the sun, with the option to take a refreshing dip in the pool to cool down.

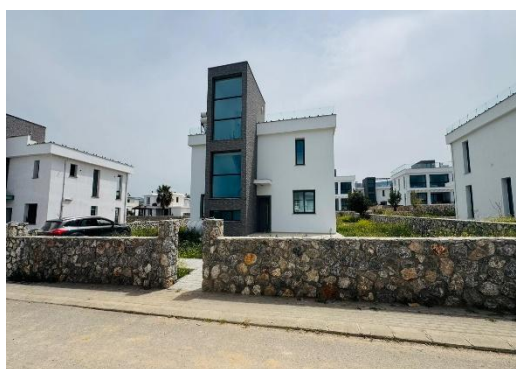
Despite its peaceful and private setting, the property is ideally located just a short drive from a range of amenities, ensuring both comfort and convenience. This is a rare opportunity to own a stunning home in one of the area's most desirable locations—contact us today for further information.

## **Buy to let potential:**

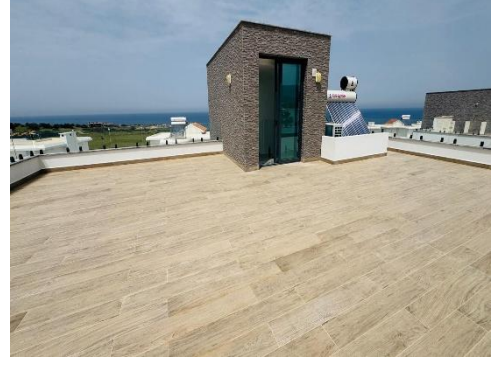
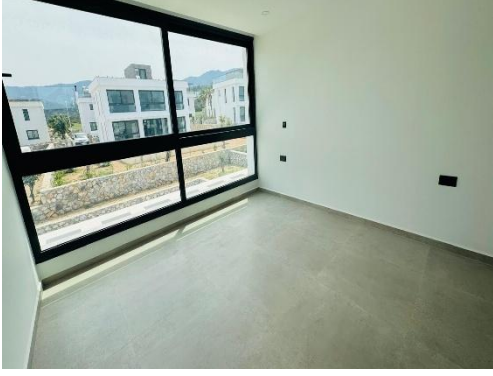
Short term holiday lets approx. £220 per night

Long term approx. £1500 per month

## **The Gallery**







## **The region**

### **Karaagac**

Karaagac is an ideal location for those countryside lovers with its pine covered mountains and unobstructed Mediterranean Sea views Karaagac is a place of absolute natural beauty. An ideal place to walk amongst the local flora and fauna or relax and soak up the sun, should you ever feel you've had enough relaxation the golf course and Esentepe Village are nearby. When you feel it's time for you to get back to the hustle and bustle of town, then Kyrenia is only a short drive away.

### **Popular Area Attractions:**

- 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.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The New Esentepe Sun Vally harbor
- The miniature meuseum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many more



---

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

**Busy Bees Estate Agents Ltd is licensed to trade in estate agency and real estate within the TRNC. Government Register No. 066**