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TRADITIONAL 3 BEDROOM 3 BATHROOM VILLAGE HOUSE WITH PRIVATE POOL IN KARSIYAKA



£475,000

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| <ul style="list-style-type: none">• Individual Turkish title deeds• SOLE AGENT• Unique Cyprian charm• Private gardens with 10m x 5m pool• Master suite with en-suite + dressing room.• Spacious open plan living• Air conditioned• Outside covered terrace• Spacious kitchen with White Goods• Breathtaking sea and mountain views• Terrace access from every bedroom• 1 Donum plot• Gas central heating | <ul style="list-style-type: none">• Approx 5 minutes from the Karsiyaka main square with a supermarket and amenities• Bar / Restaurants situated along the coastline• Approx 5 minutes drive to the lovely Lapta walkway• Approx 30 minutes' drive to Kyrenia City center• Approx 30 minutes drive to the famous Girne harbor• Approx 60 minutes' drive to Ercan airport• Approx 90 minutes drive to Larnaca airport |
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Ref-MM0046

Nestled in an elevated and highly sought-after position in Karsiyaka, this truly exceptional traditional Cypriot home offers a rare opportunity to own a property bursting with charm, character, and individuality. A genuine one-off residence, this beautiful home perfectly combines timeless Mediterranean architecture with stylish modern living, creating a warm and inviting atmosphere from the moment you arrive.

Set within mature private gardens, the property enjoys a wonderful sense of peace and privacy, complemented by stunning sea and mountain views. At the heart of the outdoor space is a magnificent 10m x 5m private swimming pool, ideal for cooling off in the hot summer months. A spacious terrace and shaded seating areas provide the perfect setting for al fresco dining and enjoying the tranquil lifestyle this special home offers.

Inside the property is both spacious and beautifully presented, blending traditional features with modern comforts. The open plan living accommodation has been thoughtfully designed to maximize light and space while retaining the authentic classic Cypriot touches, giving this property a unique personality rarely found on the market today.

The generously sized dining area flows seamlessly into a well-appointed modern kitchen, creating a sociable and practical living environment perfect for both everyday life and entertaining. Every corner of the property has been carefully considered, offering comfort and style, and functionality in equal measures.

The property offers three generously proportioned bedrooms, all with access to an outside terrace with incredible sea views. The master suite boasts a large en-suite bathroom and dressing room.

This is far more than simply a house, it is a home full of soul, charm and individuality, ideal for those seeking something truly special in one of Cyprus's most picturesque locations. Whether as a permanent residence, holiday retreat, or investment property, this outstanding home is certain to impress even the most discerning buyer.

The Property

The wonderful property is entered from the road through beautiful blue wooden doors into a pretty front courtyard garden full of Cyprian charm, with Cyprian style tiles and flowering plants. The entrance to the inside of the property is through a wooden door from this area.

Dining room 7.79 x 5.97m (25.55ft x 19.58ft)

A large and bright open-plan kitchen-diner with wood burner, central heating, exposed stonework and patio doors to the outside covered pool terrace with fabulous sea views. The marble staircase is also accessed from this room as is the convenient ground floor guest cloakroom.

Cloak room: 1.88m x 1.12m (6.16ft x 3.67ft)

Fitted with W/C & basin.

Kitchen: 5.57m x 4.25m (18.27ft x 13.94ft)

A lovely spacious fully fitted kitchen with modern wall and base units. Granite worktops and a centre island with underneath storage and electric point. The kitchen is fully equipped with top quality white goods including, oven, hob, American style fridge-freezer, microwave, dishwasher, washing machine, and there is plenty of cupboard and counter top space. Beautiful arched windows allow natural light to flood in, with incredible sea views.

Lounge: 4.23m x 4.44m (13.87ft x 14.56ft)

A lovely size room with lots of natural light and breathtaking sea views, open fire, central heating, doors leading direct to the beautiful outside covered terrace, ideal for relaxing and taking in the views or watching the beautiful sunsets. There is a door giving access to an office from this room.

Office: 2.71 x 2.39 (8.89ft x 7.84ft)

A very useful office space with sea views.

First floor landing:

Accessed from the beautiful wide marble stair case in the dining area, is a large landing/seating area. All bedrooms and the family bathroom lead off from this area.

Master suite: 3.94m x 4.18m (12.92ft x 13.71ft)

This spacious room is an absolute delight, located on the first floor. It features a walk-in wardrobe, air-conditioning unit, central heating, wooden flooring, private en-suite bathroom and patio doors leading out to a beautiful outside terrace with sea views, an ideal spot for watching the evening sunset.

Dressing room: 2.65m x 2.39m (8.69ft x 7.84ft)

Fabulous dressing room with fitted wardrobes and storage.

En-suite: 4.32m x 1.76m (14.17ft x 5.77ft)

A generous size en-suite bathroom fitted with W/C, bath, wash- basin, shower, heated towel rail and storage units.

Bedroom 2: 4.07m x 3.71m (13.35ft x 12.17ft)

The second bedroom also located on the first floor is another great size room with amazing sea views. This room has fitted wardrobes, central heating, wooden flooring Air-conditioning and patio doors to the large sea facing terrace.

Bedroom Three: 4.09m x 2.96m (13.41ft x 9.71 ft)

The third bedroom comes complete with fitted wardrobes, air conditioning, wooden floor and central heating. This room also benefits from patio doors leading to a large outside terrace with sea views.

Bathroom: 1.81m x 2.18m (5.93ft x 7.15ft)

The modern fitted bathroom comes complete with Sower, WC and wash basin.

Outside:

Private parking to the side of the property

Front private courtyard garden

Large Outside covered terrace with sea views, with steps down to the pool area

Totally private 10m x 5m swimming pool with sun terrace

Barbeque area

Integrated storage shed

Attractive private landscaped gardens, with trees and indigenous plants

Spectacular uninterrupted sea and mountain views

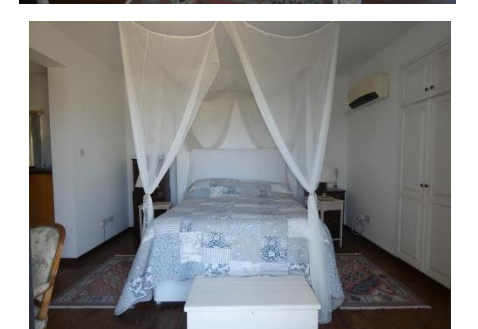
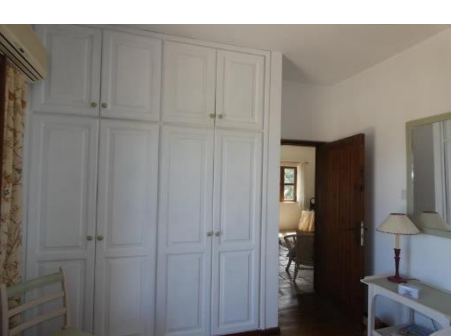
Rental potential:

Short term holiday approx. £200 per night

Long term approx. £1,600 per month

The Gallery:







The Village

Karsiyaka is located to the west of Kyrenia and consists of the village itself nestled in the foothills of the Besparmak mountains, the “square” or Ataturk Park along the coastal road and the coastal village itself. The village offers stunning views of both the sea and of the second highest mountain in the Besparmak mountain range. The village of Karsiyaka is famous for its historical monastery that sits high up in the mountain. You will find life goes on in the village pretty much the same as it did years ago, with the area still relatively undeveloped and perfect for those wanting to get away from it all. Karsiyaka 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 two excellent restaurants at Karsiyaka bay, a large beautiful bay mostly secluded. There is a local supermarket 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 Karsiyaka 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 feint 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. Just a short drive from Karsiyaka will take you to the more popular areas offering a wider selection of bars, restaurants and entertainment and it is only a 20 minute drive into central Kyrenia there is also a regular bus service.

Region Features

Some amazing sites include:

- The Venetian built harbour in Kyrenia, reputed to be the finest in the Mediterranean
- The Bellapais Abbey
- St. Hilarion Castle
- Bufaventa Castle
- Turtle Beach at Alagadi where visitors get to witness the rare sea turtles come ashore
- The 18 hole par 72 course Korineum Golf and Country
- Club Acapulco and Escape Beach Club
- Monastery of Sinai
- Baldkoten Ottoman Graveyard

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