



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## A WELL LOCATED AND CHIC 3 BEDROOM APARTMENT WITH COMMUNAL POOL IN KARAAGAC



**£165,000**

- **Individual title deed**
- **3 bedroom + 1 bath+ cloak room , Approx 90m2 plus terrace**
- **Newly refurbished kitchen , toilet and floor**
- **First floor location**
- **Spacious Lounge with sea view**
- **Separate modern kitchen with plenty of cupboard space**
- **Air conditioning throughout**
- **Built in wardrobes**
- **Family bathroom and additional cloak room**
- **Spacious terrace with lovely view**
- **Communal pool**
- **Great buy to let opportunity**
- **Low maintenance costs**
- **Being Sold furnished with white goods**

- **Approx 2 minute drive to Korenium Golf Beach club**
- **Approx 2 minute drive to Korenium golf course**
- **5 minute walk to Sun Valley residence with Tarot pool restaurant, gym and spa treatment center**
- **Brand new supermarket 5 minute walk**
- **Approx 7 minute drive to the soon to be Marina with beach and restaurant**
- **20 minute drive to Kyrenia City Center**
- **Approx 50 minute drive to Ercan airport**
- **Approx 90 minute to Larnaca airport**

Nestled in the private Golfer's homes Col-de-sac lies this elegant and timeless 3 bedroom apartment. Located within a short walking distance from fabulous amenities including a sought after restaurant, a great gym and just a short drive from the famous Korenium golf and beach club, this apartment offers a great lifestyle opportunity. As if this weren't enough, the apartment also benefits from a communal pool with only a handful of other homes to share it with.

The residence comprises three well-proportioned bedrooms, each featuring fitted wardrobes and double windows that allow for abundant natural light and excellent ventilation. The fully fitted, separate kitchen—a rare and highly desirable feature—opens onto a spacious balcony, perfect for enjoying morning coffee or dining al fresco in the evening. The generous lounge provides a welcoming space to relax and unwind, enhanced by distant views of the Mediterranean Sea. A well-appointed family bathroom plus an additional cloak room creates comfort for larger families.

With its thoughtful design, ample space, and prime location, this apartment represents an excellent opportunity for both lifestyle living and investment.

**Reference Number HP3296 KF**

### **The Property**

#### **Living room 6.35m x 5.6 m**

This spacious living room comes fully furnished and features an air conditioning unit, along with large windows that offer a beautiful view of the sea.

#### **Kitchen 3.19 m x 4.2 m**

The kitchen is set in its own separate area and comes fully furnished with a fridge/freezer, oven and hob, washing machine, and various cupboards providing ample storage space. A door from the kitchen leads out to a spacious terrace with a lovely view.

#### **Family Bathroom 1.92m x 2.19m**

The bathroom is furnished with a WC , wash basin, and a shower

#### **Cloakroom 1.91m x 0.93m**

This comes furnished with a WC and a wash basin

#### **Master Bedroom 2.98m x 3.36m**

This double bedroom comes fully furnished with a fitted wardrobe and an air conditioning unit. It features two windows, one of which offers a beautiful sea view.

#### **Bedroom two 2.86m x 3.41 m**

The second bedroom is equipped with an air conditioning unit and features one window, allowing for natural light and ventilation.

#### **Bedroom three 3.06m X 2.8m**

This bedroom comes fully furnished with a built-in wardrobe and an air conditioning unit, and one window ensuring both comfort and style.

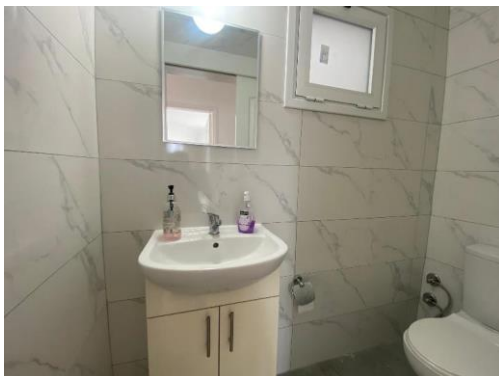
### **Rental potential**

Short term rental Approx 60 GBP per night high season

Long term rental approx. 550 GBP per month

**Maintenance fee 350 GBP per year**

**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 Jemini, Joya and many more.



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