



Busy Bees Estate Agents Ltd.



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NEW BUILD 3 BED 2.5 BATH DETACHED VILLA WITH PRIVATE POOL + ROOF TERRACE + JACUZZI IN KARAAGAC



£550,000 + VAT

- **Individual title deed when available + 5% VAT**
- **3 bedroom 2.5 bathrooms, master with en suite**
- **Plot approx. 600m², 187m² Covered area + 90m² Roof terrace**
- **8x4 Private pool + sunbathing terrace**
- **Luxury roof top terrace with bar and jacuzzi**
- **Thermally cladded homes**
- **Centralised air conditioning**
- **Under floor heating**
- **Open plan kitchen / lounge / diner**
- **Beautiful views**
- **Furnished with white goods**
- **Private driveway**
- **Approx 7 minute drive to Korenium Golf and Beach club**
- **Approx 7 minute drive to the soon to be Sun Valley Marina with beach and restaurant**
- **Closest supermarket approx. 7 minute drive**
- **Alagadi Turtle beach and restaurant approx. 10 minute drive**
- **Local Pharmacy, bars and restaurants along the coastline**
- **Approx 20 minute drive to Kyrenia City Center and Girne Harbor**
- **Approx 60 minute drive to Ercan airport**
- **Approx 90 minute to Larnaca airport**

HP Reference: HP3439P

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, offered fully furnished and ready to move into.

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 located on this level.

The standout feature of this property is its exceptional outdoor living space. Relax under the sun and cool off with a dip in the private pool, or retreat to the luxurious rooftop terrace, complete with a private jacuzzi and outdoor bar—perfect for summer BBQs, entertaining guests, or enjoying romantic evenings. From here, you can take in breathtaking views of the surrounding mountains, creating a truly tranquil and inviting atmosphere.

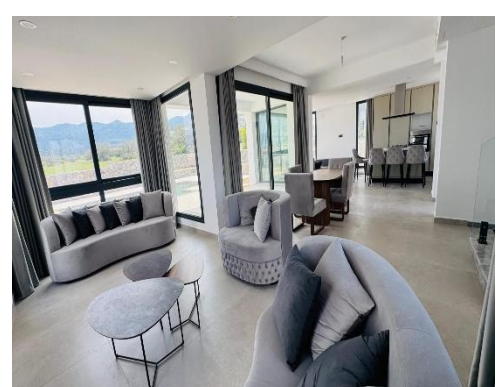
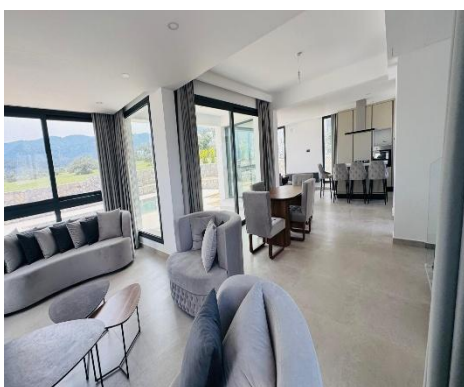
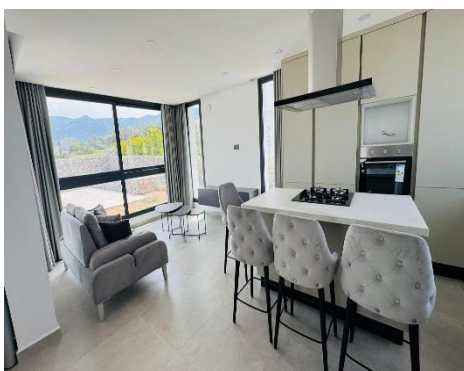
Despite its peaceful and private setting, the property is ideally located just a short drive from a range of amenities, ensuring both comfort and convenience. This is a rare opportunity to own a stunning home in one of the area's most desirable locations—contact us today for further information.

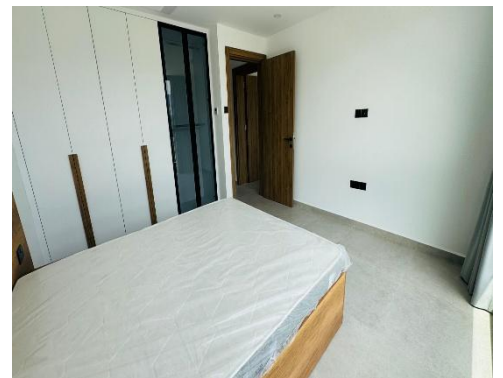
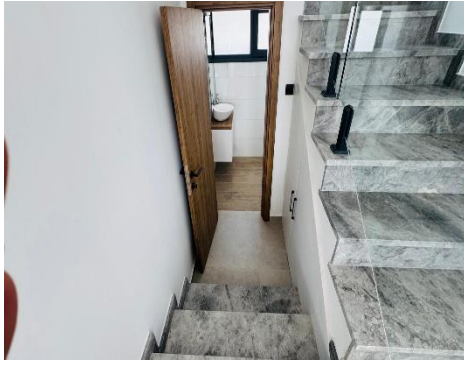
Buy to let potential:

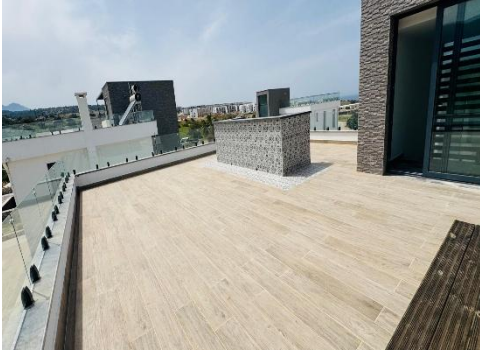
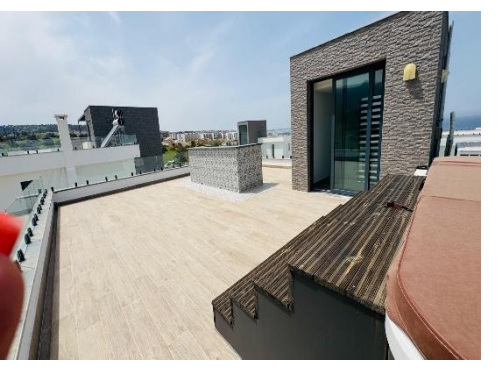
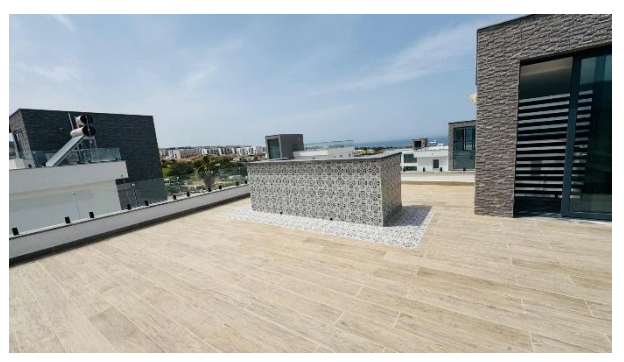
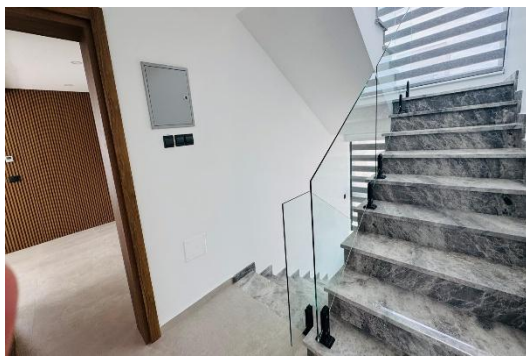
Short term holiday lets approx. £220 per night

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



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