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STUNNING THREE BEDROOM BUNGALOW IN KAYALAR WITH PRIVATE POOL



£210,000 SOLE AGENT

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| <ul style="list-style-type: none">• Shared title deed in owner's name• 3 bedroom 2 bathroom + utility room also optional as a third bathroom• Plot size estimated 1 donum, house size estimated 130m²• Master bedroom with en suite• Modern kitchen with built in appliances / semi open plan• Spacious open plan living and dining area• Air conditioned throughout• Plenty of outdoor space and covered terracing• Air conditioning only, unfurnished• Private pool 10x5 with corner stairs• 6 Solar panels and a generator• Beautifully maintained property• 2x 5 tone water storage tanks | <ul style="list-style-type: none">• Within moments from the beautiful coastline• Sandy beach and beach bar within approx. 5 minute drive• Bar / Restaurants situated along the coastline• Approx 5 minute drive to Lido's beach and restaurant• Approx 30 minutes' drive to Kyrenia City center• Approx 60 minutes drive to the famous Girne harbor• Approx 90 minutes' drive to Ercan airport• Approx 90 minutes drive to Larnaca airport |
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Ref-MM0061

Located in the sought-after village of Kayalar, this beautiful three-bedroom bungalow enjoys one of Northern Cyprus's most picturesque settings. Known for its spectacular coastline, crystal-clear Nestled in the tranquil coastal village of Kayalar, renowned for its crystal-clear Mediterranean waters and peaceful atmosphere, this exceptional 3-bedroom, 2-bathroom bungalow offers an exclusive retreat away from the crowds. Combining natural beauty, privacy, and breathtaking sea and mountain views, the property is perfectly suited as a permanent residence, holiday home, or investment opportunity in one of the island's most sought-after locations.

We are delighted to present this spacious split-level home, designed to provide comfortable and practical living. The master bedroom features a private en-suite bathroom, while all three bedrooms benefit from fitted wardrobes and access to a well-appointed family bathroom. A separate utility room adds convenience and offers the potential to be converted into a third bathroom if desired. The modern kitchen is thoughtfully designed with integrated appliances, pull-out storage solutions, and a breakfast bar, complemented by a window overlooking the surroundings. The open-plan living and dining area creates a welcoming space for family and guests, featuring a luxury log-burning stove that provides warmth and ambience during the cooler months. Large windows and double patio doors allow abundant natural light and refreshing breezes to flow throughout the home, seamlessly blending indoor and outdoor living.

From the living area, you can step onto the expansive covered wraparound terrace—an ideal setting for relaxing with a morning coffee or enjoying an afternoon tea while taking in the peaceful surroundings.

The outdoor space is equally impressive, offering multiple seating and entertaining areas. The rear garden is separated from the front, creating two distinct outdoor zones that are particularly beneficial for pet owners or those seeking additional privacy and security. Despite the generous plot size, the grounds are designed for low-maintenance living, with attractive patio areas, decorative stone landscaping, and a variety of mature plants.

The private swimming pool and sun terrace are positioned at the rear of the property, accessible directly from the lounge and connected to the surrounding gardens, creating a secluded oasis for relaxation and outdoor enjoyment.

Additional features include:

- 6 solar panels for improved energy efficiency
- Two 5-tonne water storage tanks
- Backup generator
- Built-in wardrobes throughout
- Modern fitted kitchen with integrated appliances
- Private swimming pool
- Wraparound covered terrace
- Sea and mountain views
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This outstanding property offers an exceptional lifestyle opportunity, whether as a spacious family home, a peaceful retirement residence, or a luxurious holiday escape in the Mediterranean sun.

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.

Currently a utility room: 1.86m x 1.77m (6.10ft x 5.80ft)

This wonderful room is practical for utility however contains the infrastructure to be a third bathroom if desired

Kitchen: 3.57m x 3.23m (11.71ft x 10.48ft)

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: 6.98m x 4.04m (22.10ft x 13.25ft)

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 (3rd bedroom): 3.20m x 3.31m (10.49ft x 10.85)

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: 3.42m x 4.44m (11.22ft x 14.56ft)

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.

En-suite: 3.29m x 1.25m (10.79ft x 4.10ft)

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

Bedroom 2: 3.52m x 2.98 m (11.54ft x 9.77ft)

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.

Bathroom: 1.26m x 3.25m (4.13ft x 10.66ft)

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

Rental potential:

Short term holiday approx. £200 per night

Long term approx. £1,600 per month

The Gallery:







The Village

Kayalar is a charming coastal village located on the unspoilt north-west coastline of Northern Cyprus, approximately 40 minutes west of Kyrenia. Nestled between the crystal-clear waters of the Mediterranean Sea and the dramatic foothills of the Besparmak Mountains, Kayalar is renowned for its spectacular scenery, peaceful atmosphere, and authentic Cypriot character.

The village offers a unique blend of traditional village life and natural beauty, making it a highly desirable location for those seeking privacy, tranquillity, and stunning sea views. Unlike some of the more developed coastal areas, Kayalar has retained its charm and remains one of Northern Cyprus's hidden gems. Residents enjoy breathtaking sunsets, fresh sea air, and a relaxed pace of life surrounded by nature.

The coastline around Kayalar is famous for its secluded coves, rugged cliffs, and unspoilt beaches, offering excellent opportunities for swimming, walking, fishing, and exploring the natural landscape. The nearby village centre provides local amenities, traditional restaurants, cafés, and shops, while the neighbouring areas of Lapta and Alsancak offer a wider selection of supermarkets, bars, restaurants, and leisure facilities.

One of the area's most notable attractions is the stunning coastline leading towards the Kormakitis Peninsula, where visitors can discover some of the most spectacular sea views on the island. The region is also popular with walkers, cyclists, and nature lovers who appreciate the abundance of wildlife and untouched countryside.

Despite its peaceful setting, Kayalar remains within easy reach of Kyrenia and its many attractions, including the historic harbour, Bellapais Abbey, St. Hilarion Castle, and the vibrant town centre. Combining natural beauty, privacy, and an authentic Mediterranean lifestyle, Kayalar continues to attract discerning buyers looking for a truly special location in Northern Cyprus.

Region Features

- Spectacular Mediterranean coastline and sea views
- Beautiful sunsets and unspoilt natural surroundings
- Traditional Cypriot village atmosphere
- Secluded coves and beaches nearby
- Excellent walking, hiking and cycling routes
- Local restaurants and cafés serving authentic cuisine
- Easy access to Lapta, Alsancak and Kyrenia
- Kyrenia Harbour and historic Old Town
- Bellapais Abbey
- St. Hilarion Castle
- Korineum Golf & Beach Resort
- Alagadi Turtle Beach
- Kormakitis Peninsula and coastal nature trails

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