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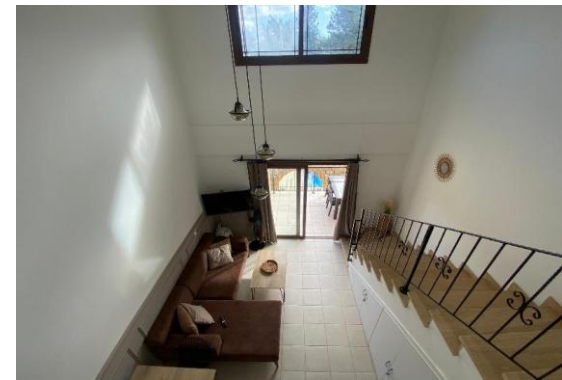
LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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TURKISH TITLE DEED – 3 BEDROOM DUPLEX IN UNIQUE SETTING WITH COMMUNAL POOL AND PRIVATE ROOF TERRACE, OZANKOY



BEAUTIFUL VIEWS, £169,000

- **PRE 74 TURKISH TITLE DEED**
- Approx 90m2 internal + Roof terrace and balcony
- 2 double bedrooms + 1 mezzanine level bedroom
- Master en suite + family bathroom
- Open plan living room and kitchen
- Private roof terrace with pergola
- Spacious balcony
- Basic furniture and white goods included
- Central heating
- Stunning ravine views all round
- Lovely large communal swimming pool and sunbathing terrace
- Low maintenance
- Diana beach approx. 10 minutes drive
- Local supermarket, Erdener 6-minute drive
- Universities and schools close by
- Restaurants, cafes and bars within a short drive
- Hospitals and health centers within a short drive
- Approx 10 minute drive to the famous Kyrenia harbour
- Korenium Golf Course 25 minute drive
- Approx 50 minute drive to Ercan airport
- Approx 90 minutes drive to Larnaca airport

Reference HP3423 KF

This stunning 3-bedroom, 2-bathroom penthouse apartment is nestled on the mountainside of Ozanköy, offering breathtaking ravine views and a peaceful natural setting. As you step into the apartment, you are welcomed by a bright and spacious open-plan living room and kitchen area, designed for both comfort and modern living. The layout is thoughtfully arranged, with two bedrooms and a family bathroom located on the main (lower) level.

Upstairs, on the mezzanine level, you will find the third bedroom, providing additional privacy and flexibility ideal as a guest room, home office, or master suite. Both the living room and the second bedroom downstairs open onto a shared balcony, where you can enjoy stunning views of the ravine and the communal pool, the perfect spot for relaxing or entertaining.

An exterior staircase leads up to a generous private rooftop terrace, complete with a pergola, offering an exceptional outdoor space to unwind while soaking in the surrounding scenery.

Reference HP3423 KF

The property:

Lounge / kitchen

This bright, open-plan lounge and kitchen features a patio door that opens onto a balcony with stunning views. The kitchen comes fully furnished with a washing machine, fridge freezer, oven, and hob.

Family bathroom

Furnished with WC, wash basin and a bath

Master Bedroom

This spacious double bedroom is fitted with air conditioning and built-in wardrobes, and features a patio door that opens onto the balcony, which is connected to the living room balcony.

En-suite

The bathroom has a WC, hand basin, and a shower cubical

Bedroom two

This second bedroom comes with air conditioning, fitted wardrobes, and two windows that provide plenty of natural light and airflow.

Bedroom three MEZZANINE LEVEL

This third bedroom is located on the mezzanine level and comes with a fitted wardrobe, an air conditioning unit, and one window facing the front of the property.

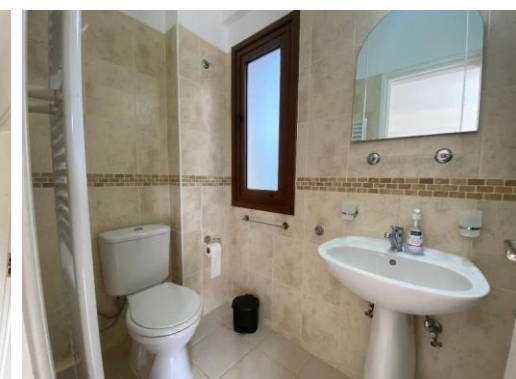
Maintenance fees £60 per month

Rental Potential

Long term rental approx 550 GBP per month

Short term holiday let approx 70 GBP per night

The Gallery:





Region Features

Kyrenia (Girne), as it is locally called, is full of beautiful landscape and European Heritage Sites spanning over 9,000 years!

The amazing sites include:

- The Venetian built harbor in Kyrenia, reputed to be the finest in the Mediterranean
- The Bellapais Abbey
- St. Hilarion Castle
- Turtle Beach at Alagadi where visitors get to witness the rare sea turtles come ashore to lay their eggs
- The 18 hole par 72 course Korineum Golf and Country
- Kafazani Church
- Mediterranean olives and oils

Other abundant local amenities include:

Hospitals

Supermarkets

Bars, restaurants, cafes

Beach clubs and beach bars

Home stores

Pharmacies and health centers

Highway connecting to Lefkosa

Garden centers

Universities, schools and creches

Activity clubs for both children and adults

LesLand farm and fairground

Mini markets

Bus services

And plenty more

The Village

Ozankoy is located just 3 miles east of Kyrenia and is one of the prettiest villages in Northern Cyprus, home to a small but truly multinational population. The village is interwoven with olive, carob and lemon trees for which the area around Ozankoy is famous. In the springtime the village is alive with pretty blossoms, in the winter it is aglow with citrus fruits and in the summer it basks in the beautiful Mediterranean sunshine. The village is located on the edge of the Kyrenia mountain range foothills. From Ozankoy you have one of the best views of Bellapais Abbey as it perches seemingly precariously high above the village on a natural plinth on the mountainside. At night time when the Abbey is all lit up it's a favourite sight for visitors and residents of Ozankoy. There are a number of fine restaurants within the village.

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