

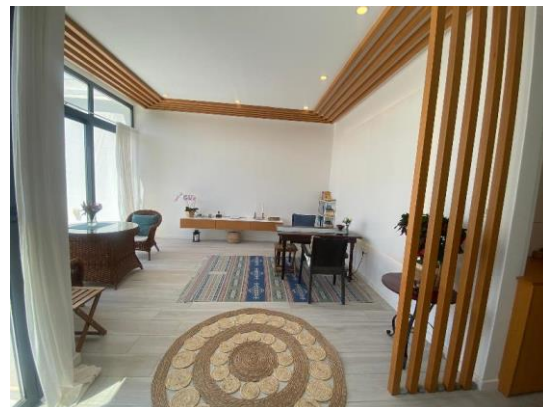


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5* BEACH RESORT + AMENITIES, BEAUTIFUL 2 BED 2 BATH GARDEN APARTMENT IN KUCUK ERENKOY



£235,000 + VAT

- **title deed ready for transfer + vat**
- **2 bedroom 2 bathroom , 90m2 interior + garden 23m2 terrace**
- **Master bedroom with en suite**
- **Modern and stylish design**
- **Open-plan lounge/kitchen**
- **Good quality furniture and white goods**
- **Built in wardrobes in both bedrooms**
- **Utility area**
- **Beautiful garden and pool view**
- **VRF cooling and heating system**
- **Communal car parking available**
- **Garden with plants and fruits**
- **On site spa and wellness center, gym, indoor pool, outdoor family friendly pools, mini market and more**

- **Direct access to Beach with restaurant, beach bar and cabanas on site**
- **Large supermarket approx. 5 minute drive**
- **More restaurants / cafes locally situated along the coastline**
- **Restaurants and bars along the coastline**
- **Koreneum Golf and Beach club approx. 15 minute drive**
- **SunValley Marina approx. 10 minute drive**
- **Kyrenia City Center and Harbor approx. 40 minute drive**
- **Within 90 minutes to Larnaca Airport**
- **Within 60 minutes to Ercan airport**

Reference Number HP3459

Situated in the up-and-coming coastal village of Küçük Erenköy, this exceptional apartment forms part of a prestigious 5-star resort offering an outstanding lifestyle on the beautiful Mediterranean coastline.

Designed for year-round living and relaxation, the resort boasts an impressive range of facilities including a luxurious spa centre with a traditional Turkish hammam, sauna, steam room, ice bath, hair salon, indoor swimming pool, fully equipped fitness centre, and several family-friendly outdoor communal pools. Just moments away lies a stunning crystal-clear Mediterranean beach complete with a beach restaurant, stylish sun loungers, parasols and luxury cabanas, creating the perfect setting to unwind in true holiday style.

The apartment itself is beautifully presented with contemporary architecture and high-quality finishes throughout. A VRF heating and cooling system, high ceilings and elegant modern interiors provide both comfort and sophistication. The semi-open-plan kitchen features sleek cabinetry and a breakfast bar, flowing effortlessly into the spacious lounge. Full-height sliding French doors flood the living area with natural light and open onto a generous private terrace overlooking the landscaped gardens and communal pool—an idyllic space for morning coffee, alfresco dining or simply soaking up the peaceful surroundings.

There are two spacious double bedrooms, both benefiting from fitted wardrobes, while the principal bedroom enjoys the luxury of a private en-suite shower room. A stylish family bathroom and a well-appointed utility area complete this beautifully designed home.

Combining generous living space, modern design and exceptional resort facilities, this superb property presents an excellent opportunity as a luxury holiday retreat, a high-performing buy-to-let investment, or a comfortable permanent residence in the sun.

The property:

Open-Plan living room/Kitchen/: 3.17 x 8.25m /10.4 ft × 27.1 ft

This beautifully designed open-plan living room and kitchen offer a bright, spacious, and welcoming living area. The lounge features elegant wood-effect decorative finishes, recessed ambient lighting, and ample space for both relaxing and entertaining VRF cooling and heating system . Large patio doors open onto a generous terrace overlooking the communal swimming pool and beautifully landscaped gardens.

The modern kitchen is fully fitted with a fridge-freezer, dishwasher, oven, and hob, all complemented by stylish stone worktops that provide both practicality and a contemporary finish.

Master Bedroom 3.68 x 4.8m /12.1 ft × 15.7 ft

This double bedroom features fitted wardrobes, elegant recessed lighting, VRF cooling and heating system and patio doors opening onto a Juliet balcony. The room also benefits from a private en-suite bathroom, providing both comfort and convenience.

En-suite 1.88 x 1.72m /6.2 ft × 5.6 ft

Furnished with WC, wash basin and a cubical space for the shower

Bedroom two 3.1 x 3.5 m /10.2 ft × 11.5 ft

The second bedroom features fitted wardrobes, elegant recessed lighting, VRF cooling and heating system, and two windows that allow plenty of natural light to fill the room, creating a bright and comfortable space.

Family Bathroom 2.20 x 1.64m /7.2 ft × 5.4 ft

Fully fitted with a WC, wash basin and a shower.

Utility area

This holds the washing machine and has cupboard space.it is located at the entrance of the apartment

Outside grounds and facilities:

- Beach Resort Club
- Spa center with additional treatments
- Turkish Hamam bath
- Sauna and Steam room
- Ice wash basin
- Hair Salon
- Gym
- Outdoor communal swimming pools
- Heated indoor pool
- Organic Garden
- Free Wi-Fi LOCATION
- Tennis Court coming soon
- Restaurant / cafe
- Inhouse Property Management
- Children's Playgrounds

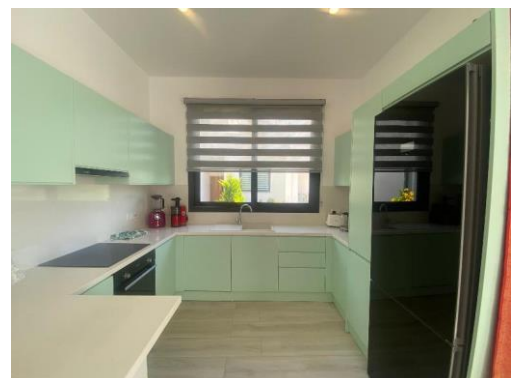
Maintenance fees: £255 p/m

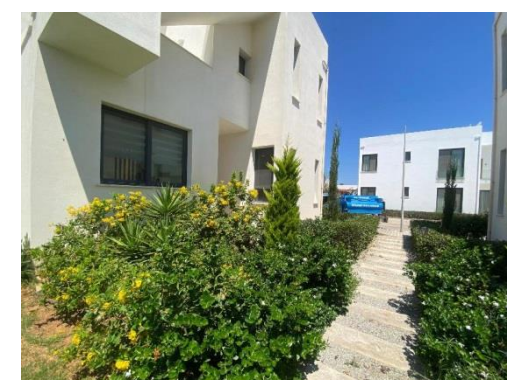
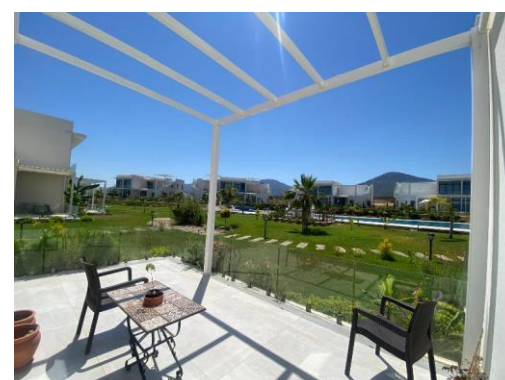
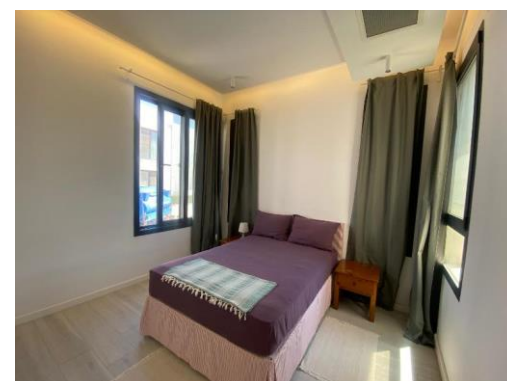
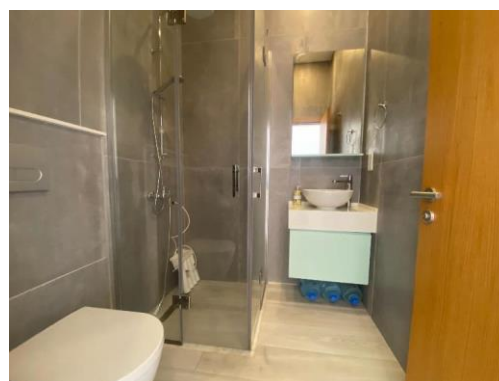
Rental potential

Short term holiday let: approx. £85 per night

Long term let: approx. starting from £750 per month

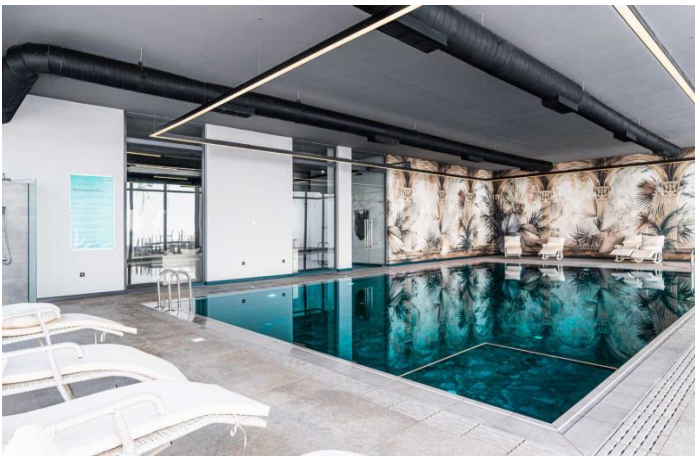
The Gallery:







The complex



The Area:

Kucuk Erenkoy

Küçük Erenköy is quickly becoming one of the most sought-after spots along the North Coast of Cyprus. The area strikes a perfect balance between modern living and traditional charm, with a mix of stylish new developments and authentic local character. You'll find cozy bars and restaurants, convenient access to supermarkets and pharmacies, and some of the region's best newly developed beaches — complete with great amenities.

This charming coastal village is also the gateway to some of the most popular touristic destinations including the Karpaz Gate Marina, Kyrenia City Center and Famagusta City Center.

Whether you're looking for a peaceful escape or easy access to everything you need, Küçük Erenköy offers the best of both worlds.

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 Marina
- 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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