

Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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MODERN CHIC AND TRADITIONAL CHARM, A DETACHED 2 BED 2 BATH FULLY RENOVATED HOME IN KARAAGAC



£285,000

- **Individual title deed in owner's name**
- **2 bedroom 2 bathroom**
- **Plot size 643m2, property 130-140m2 (Estimated)**
- **Modern open plan living and kitchen area / separate dining room**
- **2 bedrooms with dressing rooms**
- **2 fully equipped separate bathrooms**
- **Sea view roof terrace**
- **Air conditioning throughout**
- **Spacious garden with plants and fruits**
- **Stone pizza oven+ BBQ, garden shed**
- **Traditional charm with wooden beamed ceilings**
- **Private covered drive**
- **Approx 7-minute drive to Esentepe sandy beach and beach restaurant**
- **Supermarket approx. 5 minute drive**
- **Restaurants and cafes 5 minute drive**
- **Sun Valley Marina approx. 7 minute drive**
- **Korenium Golf and Beach club approx. 5 minute drive**
- **Approx 20 minutes from Kyrenia City Center and harbor**
- **Approx 60 minutes fom Ercan airport**
- **Approx 90 minutes from Larnaca airport**

Reference Number: HP3458 KF

Nestled in the beautiful village of Karaagac, within minutes from the stunning coastline, this beautifully modernised traditional home offers a rare blend of timeless charm and contemporary elegance. Thoughtfully redesigned with a stylish modern interior, the property perfectly balances comfort, character, and authentic traditional features.

Set on a private and spacious plot of approximately 643m², this exceptional residence has been designed for both relaxed indoor living and enjoying the Mediterranean lifestyle outdoors.

To the rear entrance you will find a generous utility room, large enough for two washing machines and a dryer, leading through to a further versatile space ideal for drying laundry during cooler months, a home office, hobby room, or additional storage.

Through the hallway lies two fabulous double bedrooms. The master suite is impressive in size and boasts a private dressing room with a full wall of built-in wardrobes. The second bedroom also benefits from its own separate dressing area with a stylish dressing table and seating area, creating a wonderful sense of luxury and practicality.

There are also two beautifully renovated and fully equipped bathrooms, providing convenience and comfort for family living.

The main lounge and kitchen area is truly the heart of the home — a spectacular “wow” space featuring a high traditional wooden beamed ceiling and large double windows filling the room with natural light and a refreshing breeze, while the charming log burner creates a cosy atmosphere during the cooler seasons.

The stunning kitchen offers a large central island, ample storage, quality built-in appliances, and stylish modern finishes, perfectly complementing the character of the home.

The separate dining room continues the theme with another beautiful, beamed ceiling and direct access onto the garden, creating the perfect space for entertaining, family gatherings, or relaxed fine dining.

Outside, the property truly shines, offering multiple naturally shaded seating areas designed for enjoying the beautiful surroundings. The garden features a traditional stone oven and BBQ area, ideal for entertaining guests and enjoying long summer evenings. There is also space to add a private swimming pool if desired.

Stairs lead to a wonderful roof terrace showcasing views towards the Mediterranean Sea and the peaceful mountain backdrop.

A truly unique and one-of-a-kind residence, this beautiful home is perfect as a luxury holiday retreat or a full-time family home — combining traditional charm, modern comfort, and a lifestyle many dream of.

The Property:

Lounge/Kitchen : 6.46m x 6.6m (21.19 ft x 21.65 ft)

This spacious open-plan lounge features a beautiful wooden beamed ceiling and a charming wood burner, creating a warm and inviting atmosphere. Plenty of windows and double doors fill the room with natural light.

The modern and generously sized kitchen flaunts a full length worktop with plenty of cabinetry and built in modern appliances.

Dining Room : 7.5m x 3.016m (24.61 ft x 9.90 ft)

This spacious dining room comes complete with air conditioning and a ceiling fan for added comfort. A door leads directly out to the garden area, creating a seamless connection between indoor and outdoor living.

Bathroom: 1.85m x 2.79m (6.07 ft x 9.15 ft)

Features a built in modern tiled shower, WC, wash basin and a vanity unit

Master Bedroom 3.04m x 6.25m (9.97 ft x 20.51 ft)

This spacious master bedroom comes complete with fitted air conditioning and features a charming wooden beamed window, adding character to the space. The room also benefits from its own private dressing room, offering additional comfort and storage

Dressing room: 4.81 x 2.95m (15.78 ft x 9.68 ft)

The dressing room offers plenty of cupboard and storage space, along with a dedicated dressing area, providing both practicality and comfort.

Bedroom Two: 3.18m x 3.09m (10.43 ft x 10.14 ft)

This spacious second bedroom comes furnished with two single beds and benefits from fitted wardrobes, offering excellent storage space. It also features a separate area that can be used as a dressing room, complete with windows and built-in drawers, creating a bright and practical feel.

Bathroom 2 : 2.05m x 2.16m (6.73 ft x 7.09 ft)

Modern tiles throughout with a built in shower, WC, wash basin and a vanity unit

Utility Room 2.97m x 2.03m (9.74 ft x 6.66 ft)

This practical utility room features two washing machines and a dryer and benefits from a door leading directly out to the back garden, providing convenient access to the outdoor area.

Store Room 1.94m x 2.10m (6.36 ft x 6.89 ft)

A fantastic little room with a ceiling fan, perfect as a hobby room, storage space, or an additional laundry space

Outside

The outdoor grounds feature a beautifully maintained garden area with a relaxing seating space, surrounded by a variety of fruit plants and trees including mandarin, olive, lemon, and grape vines. The garden also benefits from a traditional pizza oven and BBQ area, perfect for outdoor entertaining, along with a practical garden shed for additional storage.

Rental Potential

Short term holiday let approx £80 per night

Long term approx £650 per month

The Gallery:









The Region:

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:

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- 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 dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Roots bar, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Jemini, Joya and many more.



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