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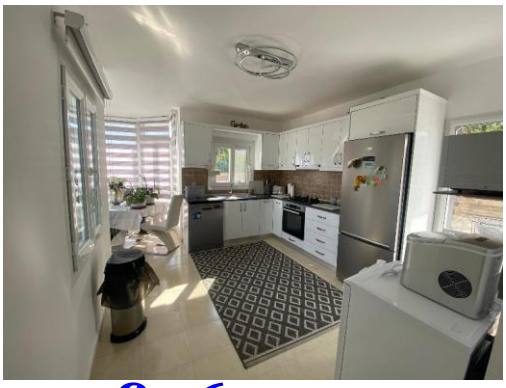
MODERN CHARM, SEA VIEW & COMMUNAL POOL | 3-BEDROOM, 2.5 BATHROOM VILLA IN KARAAGAC



£264,950

- **Individual title deed**
- **3 bedroom 2.5 bathroom villa interior approx 160m2 villa, approx. 530m2 plot size**
- **Modern and stylish interior design**
- **Separate kitchen/dining area/lounge**
- **Lounge with stone fire place + fitted wood burner**
- **Plenty of room to add a private pool**
- **White goods and air conditioning included**
- **Furniture negotiable**
- **Spacious garden terrace with pergola**
- **Private col de sac + gated entry**
- **Communal pool and outdoor stone BBQ**
- **Car parking space**

- **Approx 2 minute drive to Korenium Golf and Beach club**
- **Approx 5 minute walk to Sun Valley residence with Tarot restaurant and pool, gym and spa treatment center**
- **Big supermarket and more amenities within walking distance**
- **Approx 7 minute drive to the soon to be Marina with beach and restaurant**
- **Approx 20 minute drive to Kyrenia City Center and Girne Harbor**
- **Approx 50 minute drive to Ercan airport**
- **Approx 90 minute to Larnaca airport**

Located in the sought-after area of Karaagac, just minutes from the Mediterranean shoreline and the renowned Korenium Golf & Beach Club, this stylish and exceptionally well-maintained villa offers an excellent combination of comfort, space and Mediterranean living.

Designed with both luxury and practicality in mind, the villa features a fully equipped modern kitchen complete with white goods, a separate open-plan dining area and a wonderfully spacious, completely separate living room. The generous lounge features a beautiful stone fireplace with a fitted wood burner, large windows and sliding doors opening onto the covered terrace and garden. Filled with natural light, it offers a wonderful indoor-outdoor living space, ideal for relaxing or entertaining. A guest w/c serves the ground floor.

Upstairs, you are welcomed by a bright and spacious open foyer, featuring extensive windows overlooking the communal swimming pool and beyond towards the beautiful blue Mediterranean Sea. There is also a charming little seating area here, creating the perfect peaceful spot to sit with a coffee, read a book or simply enjoy the wonderful views.
The first floor offers three generous double bedrooms, including a superb master bedroom with its own en-suite bathroom and doors opening onto a delightful private terrace. The second and third bedroom share a wonderful balcony with pretty views of the outdoors and is served by a fully equipped guest / family bathroom. All three bedrooms come with plenty of cabinetry.

Outside has been designed for easy maintenance with stylish patio tiling throughout the garden, complemented by attractive stonework to the rear, creating a clean, contemporary and low-maintenance outdoor space. There is also more than enough room should you wish to create your own private swimming pool in the future. However, the existing communal pool is positioned immediately adjacent to the villa, making it particularly convenient for families, while also allowing parents to keep a close eye on children enjoying the pool.

The location itself is equally appealing. A highly regarded 5-star restaurant is within easy walking distance, while a selection of newly established cafés, restaurants and a large supermarket are also close by, providing excellent everyday convenience.

A beautifully presented villa in an increasingly popular location, offering generous living space, attractive outdoor areas, excellent amenities and the opportunity to enjoy the very best of Mediterranean living.

Reference: HP3477

Rental potential:
Short term holiday approx. £100 per day
Long term approx. £1300 per month

<u>The property:</u>

GROUND FLOOR:

Kitchen/Diner: 3.34m x 3.94m/2.37m x 2.43m - 10.96ft × 12.93ft/ 7.8ft × 8.0ft
Separate kitchen space comes fully fitted with a fridge freezer, oven, hob and dishwasher. The kitchen also benefits from a door providing access to the rear of the property. A lovely corner dining area with windows offers beautiful views and plenty of natural light.

Lounge: 7.46m x 4.49m / 24.5ft × 14.7ft
This spacious separate lounge features fitted air conditioning and a wood burner, perfect for cosy winter days. Patio doors open directly onto a lovely terrace with a pergola, creating a wonderful space for relaxing and enjoying the outdoors.

Cloakroom : 1.93m x 1.83m /6.33ft × 6.00ft
Fitted with WC and basin

FIRST FLOOR:

Master Bedroom : 3.41 x 3.97m /11.19ft × 13.02ft
A beautifully presented master bedroom with fully fitted wardrobes, air conditioning, and a stunning white wooden beamed ceiling. Patio doors open directly onto the balcony, offering beautiful mountain and sea views. The bedroom also benefits from its own private ensuite bathroom.

En-suite : 1.64m x 2.42m /5.38ft × 7.94ft
Fitted with basin , WC and a Shower

Bedroom 2 : 4.32m x 2.98m /14.17ft × 9.78ft
This spacious second bedroom comes fully fitted with air conditioning and fitted wardrobes. It features a beautiful white wooden beamed ceiling, creating a bright and inviting atmosphere. Patio doors lead directly onto the balcony, which is shared with Bedroom 3.

Bathroom: 2.39m x 1.54m /7.84ft × 5.05ft
Fitted with basin , WC and a bath

Bedroom 3: 2.91m x 3.35m /9.55ft × 10.99ft
This comfortable bedroom comes with air conditioning and a free-standing wardrobe. It features a wooden beamed ceiling and has a patio door which leads directly onto a lovely balcony.

<u>The property:</u>

GET
NAKED

The Region:

Karaagac is one of Northern Cyprus's up-and-coming areas, attracting increasing interest and investment thanks to its beautiful coastline, proximity to the renowned Korineum Golf & Beach Club and its peaceful village atmosphere.

It also acts as a convenient gateway between Kyrenia city centre and Karpaz Gate Marina, making it an ideal location for both lifestyle and investment. The area has seen significant recent development, with new residential projects bringing an exciting selection of bars, restaurants, cafés and entertainment options to the surrounding area. With the coastline just minutes away and amenities continuing to grow, Karaagac is certainly an area to watch and an excellent place to be.

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 mor

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