



# Busy Bees Estate Agents Ltd.



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## A 3 BED 2 BATH BUNGALOW WITH MODERN CHARM, A PRIVATE POOL AND GARDEN BAR IN KARSIYAKA



**£275,000**

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| <ul style="list-style-type: none"><li>• <b>Shared title deed in owner's name</b></li><li>• 3 bedrooms, master with en suite</li><li>• Full family bathroom + guest w/c</li><li>• <b>Plot size approx. 750m2, bungalow estimated 125m2</b></li><li>• Being sold furnished</li><li>• Fully equipped separate kitchen and diner</li><li>• Living room with fireplace</li><li>• Central heating</li><li>• Flyscreens throughout</li><li>• Private swimming pool</li><li>• Private garden with covered and open seating areas, shed and bar</li><li>• Private driveway and gated entry</li></ul> | <ul style="list-style-type: none"><li>• <b>Approx 5 minute drive to the beautiful Karsiyaka coastline</b></li><li>• <b>Approx 10 minute drive to Karsiyaka sandy beach and luxury beach restaurant</b></li><li>• Approx 5 minutes from the main square with a supermarket and amenities</li><li>• Bar / Restaurants situated along the coastline</li><li>• Approx 15 minutes drive to the seaside Lapta walkway</li><li>• Kyrenia City Center and harbor approx. 30 minutes drive</li><li>• Ercan airport approx. 60 minutes drive</li><li>• Larnaca airport approx. 90 minutes drive</li></ul> |
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Nestled in the foothills of the highly sought-after coastal region of Karsiyaka, this elegant bungalow offers a rare opportunity to enjoy luxurious Mediterranean living in a peaceful yet well-connected location, while remaining within proximity to essential amenities including sandy beaches, bars, restaurants, and everyday convenience stores.

The interior has been carefully designed to a high standard throughout, seamlessly combining style with everyday convenience. The property benefits from air conditioning throughout, ceiling fans for additional cooling and economical comfort, and central heating, making it ideal for year-round living. There is also an additional family bathroom and a guest cloakroom, adding further practicality.

Unlike many newer properties, the kitchen is completely separate. Generous in size, it comes fully equipped with modern integrated white goods, ample cupboard and worktop space, a breakfast bar, and a large, comfortable dining area, making it perfect for family living and entertaining.

The lounge is a warm and inviting space, featuring a cozy fireplace that adds a homely feel. Double-glazed French doors open directly onto the beautifully maintained garden and pool terrace, allowing for seamless indoor-outdoor living.

Three well-appointed bedrooms complete the accommodation, with the master bedroom benefiting from a private en-suite bathroom.

Outside is just as impressive. This beautifully designed exterior includes a private swimming pool, generous sunbathing terraces, and a selection of covered and open seating areas, ideal for both relaxation and entertainment. A fully equipped outdoor kitchen provides the perfect setting for al fresco dining and social gatherings. The property is completed by a private driveway with gated access and a garden shed, all set within a private and attractive plot.

Overall this charming bungalow is ideal as a permanent residence, holiday home, or investment property, offering comfort, privacy, and an enviable lifestyle in one of the region's most desirable locations.

**Reference Number: MM0006 KS**

### **The Property and approx. room sizes:**

#### **Kitchen and diner : 8.3m x 4.0m**

A stylish fully equipped kitchen and dining room complete with integrated modern white goods and appliances. Additionally features a great breakfast bar. A room full of windows along with glass sliding doors which lead onto the pool terrace ensures plenty of natural light and allows a cool breeze in the summer season. There is also a main entry door.

#### **Lounge: 6.0m x 4.01m**

A good sized air-conditioned room with a large corner sofa, and a built in fire place creates a cozy atmosphere for the cooler season with additional optional central heating. Glass French sliding doors which lead onto a large covered, pool facing terrace finish the interior.

#### **Cloakroom:**

Fitted with W/C and a basin

#### **Master Bedroom:**

The master suite features a king bed, full wall fitted wardrobes, an air conditioning unit and a ceiling fan for additional comfort. It also accesses a private en suite.

#### **En-suite: 1.89m x 1.35**

Fitted with W/C, basin, walk in shower and a heated towel rail

### **Bedroom Two: 3.1m x 2.8m**

The second bedroom features a fitted wardrobe, air conditioning unit, and a ceiling fan, with a window overlooking the front of the house. Two sets of double windows ensure plenty of natural light and allows fresh breeze.

### **Bedroom Three: 3m x 2.9m**

This bedroom again fitted with a modern air conditioning unit, built in wardrobes and is currently being used as an office. Double windows allow natural light and a soft breeze.

### **Family bathroom : 2m x 1.5m**

Fitted with W/C, basin and a shower

### **Exterior**

Private pool

Sunbathing terrace

Both open and covered seating areas

Outdoor bar and kitchen

Private drive way

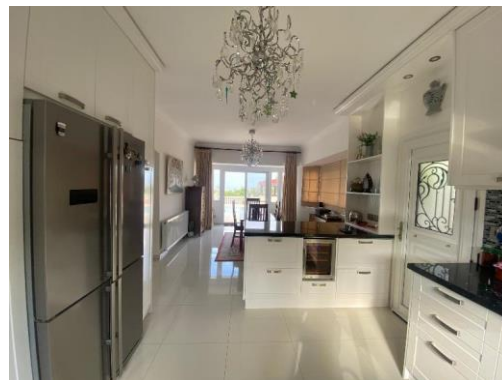
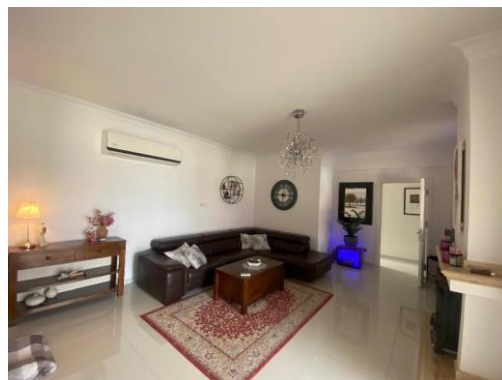
Garden shed

### **Potential Rental achievement**

Short term rental estimated - £1000 per week

Long term rental estimate - £1200 per month

### **The Gallery:**







## **The Village**

**Karsiyaka** is located to the west of Kyrenia and consists of the village itself nestled in the foothills of the Besparmak mountains, the “square” or Ataturk Park along the coastal road and the coastal village itself. The village offers stunning views of both the sea and of the second highest mountain in the Besparmak mountain range. The village of Karsiyaka is famous for its historical monastery that sits high up in the mountain. You will find life goes on in the village pretty much the same as it did years ago, with the area still relatively undeveloped and perfect for those wanting to get away from it all. Karsiyaka has flat land along the coast that stretches 2 to 3 miles from the sea and up to the steep Kyrenia mountain range. You will find two excellent restaurants at Karsiyaka bay, a large beautiful bay mostly secluded. There is a local supermarket as well as restaurants and bars within the area. The general beauty of the location and the stunning views are outstanding and well worth coming to the area for. One of the most scenic drives must be the drive from Karsiyaka to St. Hilarion Castle, once you pass the lovely Kozan mountain retreat and restaurant where many outdoor activities are offered such as horse riding, mountain biking, Jeep safaris and walking or simply take a picnic, the weekly Kleftico is worth the journey alone! Then you turn left and the adventure begins! Not for the feint hearted or those afraid of heights the narrow, tarmac, road winds up and along the very top of the mountain offering alternatively views to the south and then stunning views of the coastline and the sea. On a clear day you can see all the way to the Turkish mainland. Just a short drive from Karsiyaka will take you to the more popular areas offering a wider selection of bars, restaurants and entertainment and it is only a 20 minute drive into central Kyrenia there is also a regular bus service.

## **Region Features:**

- Karsiyaka sandy beach which features a beautiful beachside restaurant
- Karsiyaka square
- Kyrenia harbor and City Center
- Acts as the gateway to the beautiful Lefke region
- The beautiful Lapta Seaside walkway
- Botanical garden and restaurant
- The Bellapais Abbey
- St. Hilarion Castle
- Buffavento Castle
- Turtle Beach at Alagadi where visitors get to witness the rare sea turtles come ashore
- Club Acapulco and Escape Beach Club
- Monastery of Sinai
- Baldkoten Ottoman Graveyard

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