

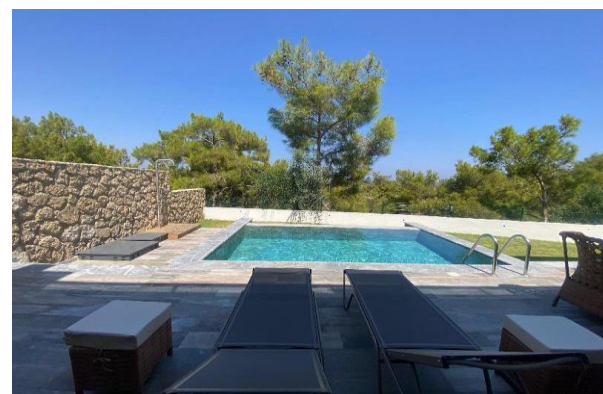


Busy Bees Estate Agents Ltd.



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EXCLUSIVE 3-BEDROOM LUXURY BUNGALOW | PRIVATE POOL | ROOFTOP TERRACE | SEA & RAVINE VIEWS IN KARAAGAC



£670,000 + VAT

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|---|--|
| <ul style="list-style-type: none">• Individual title deed when ready + vat• Plot size approx 608m2, 170m2 bungalow• 3 bedrooms, 2 bathrooms• Master with shower and bath en suite plus walk in wardrobe• Only few properties left for sale, ready to furnish and move into• Stylish and modern interior design• Open plan kitchen with kitchen island and pantry• Living room with fireplace• Spacious roof terrace with sea and mountain views plus built in kitchen sink, bbq and shower• Private swimming pool and landscape garden with outdoor shower• Car parking | <ul style="list-style-type: none">• Korenium Golf and Beach club approx. 2 minute drive• Tarot bar / restaurant with pool and terrace within 5 minute walking distance• Available spa and gym within 2 minute walking distance• Supermarket within approx. 10 minute walking distance• More beaches bars and restaurants along the coastline• Sun Valley Marina approx. 7 minute drive• Approx 25 minutes to Kyrenia Center and Harbour• Approx 90 minutes to Larnaca Airport• Approx 1 hour to Ercan airport |
|---|--|

Set along one of Northern Cyprus's most beautiful coastlines, within walking distance of local amenities and close to the renowned Koreneum Golf & Beach Club and the exciting new Sun Valley Marina, lies this exclusive and family-friendly luxury residence comprising just a handful of private bungalows and villas.

Nestled beside a natural ravine, the development enjoys a wonderfully private and tranquil setting, with each home benefiting from beautiful views and a sense of seclusion.

Only two luxury bungalows remain available for sale.

Designed for modern living and refined comfort, these exceptional three-bedroom homes offer spacious, contemporary interiors with a strong connection to the surrounding landscape.

The impressive master suite is a true highlight, featuring a luxurious walk-through wardrobe and a beautifully designed en-suite bathroom with both a walk-in shower and a freestanding bath positioned beside a large window overlooking the private garden and ravine. Imagine unwinding in the bath with a glass of wine while enjoying your own peaceful outdoor sanctuary.

Floor-to-ceiling sliding glass doors open from the master bedroom onto the private garden and pool terrace, while the two additional double bedrooms feature fitted wardrobes, outdoor views and plenty of natural light and fresh air.

The open-plan kitchen, dining and living area has been thoughtfully designed with each space flowing seamlessly into the next. The modern kitchen features integrated appliances, a unique luxury pantry and a stylish kitchen dining island. The living area is enhanced by a contemporary fireplace and an impressive wall of floor-to-ceiling sliding glass doors, framing beautiful views across the private pool and terrace.

Outside, the pool terrace provides ample space for sun loungers and a cosy seating area, creating the perfect setting for relaxing and entertaining. An outdoor shower adds further convenience after enjoying the private pool.

External stairs lead to the impressive rooftop terrace, where you will find a built-in kitchen sink and worktop, a superb built-in BBQ and an additional outdoor shower. With its elevated position, this is the perfect space to enjoy the Mediterranean climate, sea views and peaceful surroundings.

A rare opportunity to own one of the remaining luxury bungalows in this exclusive ravine-side setting, combining privacy, contemporary design and an exceptional Mediterranean lifestyle close to the coast and renowned Koreneum Golf & Beach Club.

HP REFERENCE: HP3468

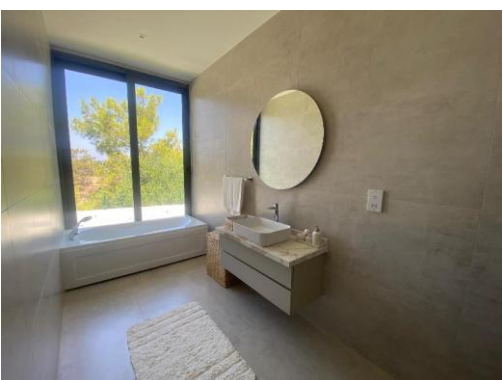
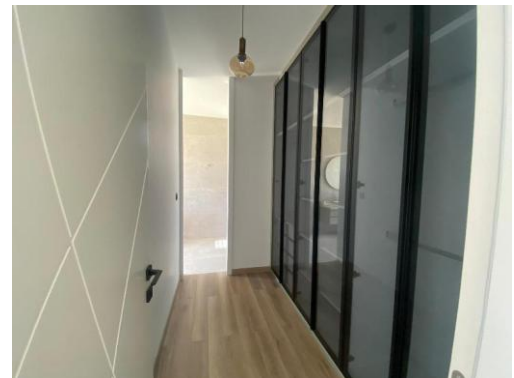
Rental potential:

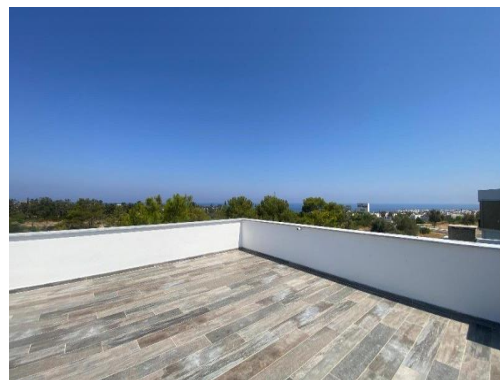
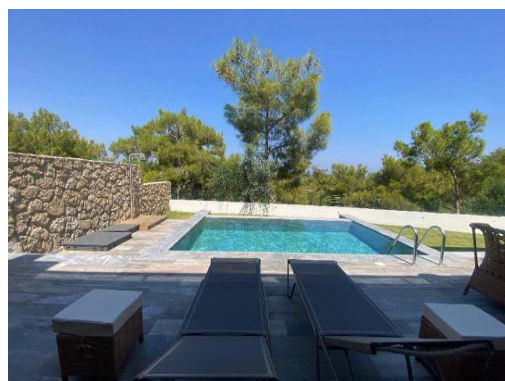
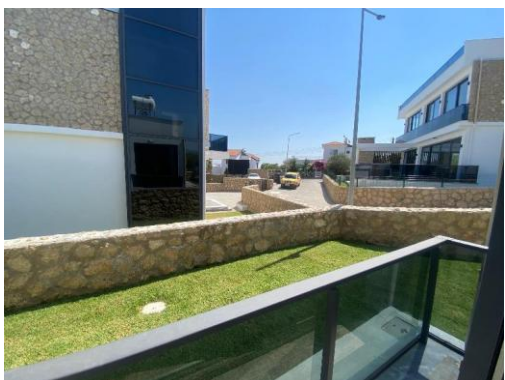
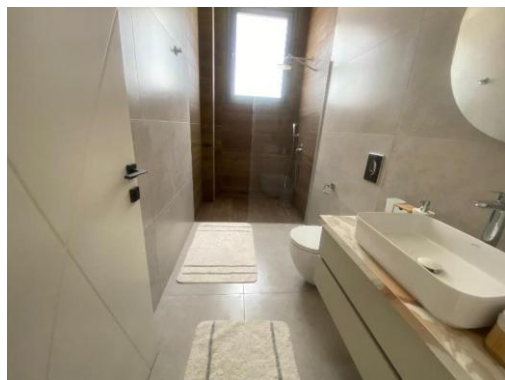
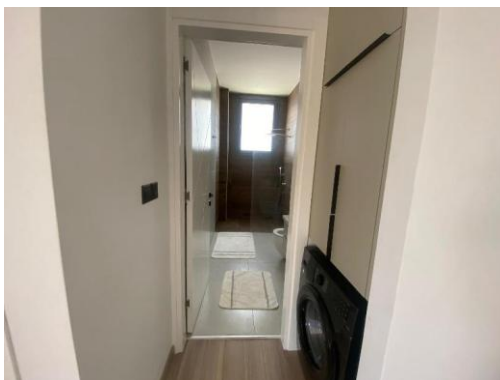
Short term holiday approx. £200 per night

Long term rental approx. £1800 per month

The Gallery:









The region **Karaagac**

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 more.



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