

Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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LUXURY 3 BED 2.5 BATH GOLF VILLAS WITH SEA VIEW ROOF TERRACE AND PRIVATE POOL IN KARAGAAC



FROM £650,000 + VAT

- **Individual title deed when ready + vat**
- **352m2 villa + 60m32 terrace / 395m2 – 665m2 plots available**
- 3 bedrooms, 2 bathrooms, 1 guest w/c
- Only few properties left for sale, ready to furnish and move into
- Stylish and modern interior design
- Master bedroom with en suite and walk in wardrobe
- En suite with bath and shower
- Modern semi-open kitchen with built in appliances and breakfast bar
- Dining area and lounge with fireplace
- Spacious roof terrace with sea and mountain views plus outdoor sink and shower
- Private swimming pool and landscape garden
- Private parking and gated entry

- **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. 8 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

Located in one of Esentepe's most sought-after areas, renowned for the prestigious Korineum Golf & Beach Club, beautiful sandy beaches and 5-star restaurants, lies this exclusive private retreat comprising a limited collection of luxury villas and bungalows.

Set beside a natural ravine on an elevated plot, these stunning homes enjoy beautiful sea and mountain views, creating a peaceful and luxurious Mediterranean setting. With only a limited number remaining, this is a rare opportunity to secure one of these exceptional modern villas.

Designed with contemporary elegance, comfort and luxury in mind, the villas offer three generous double bedrooms. The impressive master suite features a private en-suite bathroom and walk-in wardrobe, while the remaining bedrooms benefit from fitted wardrobes. Floor-to-ceiling glass sliding doors flood the rooms with natural light and maximise the surrounding views.

The ground floor offers a stylish open-plan layout, with the kitchen, dining area and lounge cleverly positioned within their own defined spaces. Full-height glass doors open onto the outdoor terrace, private pool and landscaped garden, creating a seamless indoor-outdoor living experience. The modern kitchen features generous storage and worktop space, integrated appliances and a breakfast bar, with a guest WC completing the floor.

Outside, the villas offer private gated parking for at least two cars and a spacious rear terrace designed for entertaining, complete with a built-in BBQ, outdoor kitchen sink and seating area overlooking the pool and garden. Some properties also enjoy views towards the natural ravine.

A luxurious private rooftop terrace provides the perfect finishing touch, offering an outdoor kitchen area, shower and generous space for dining and relaxation while taking in the spectacular mountain and sea views.

Combining striking modern architecture, luxurious finishes and an enviable elevated location, these exceptional villas offer an outstanding opportunity to enjoy an elegant Mediterranean lifestyle in one of Esentepe's most desirable locations.

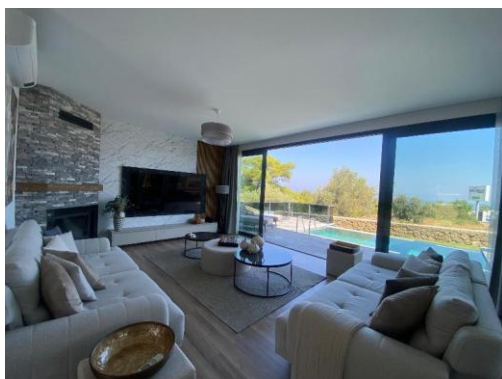
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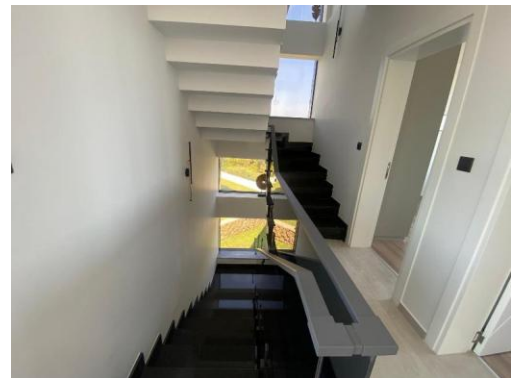
Rental potential:

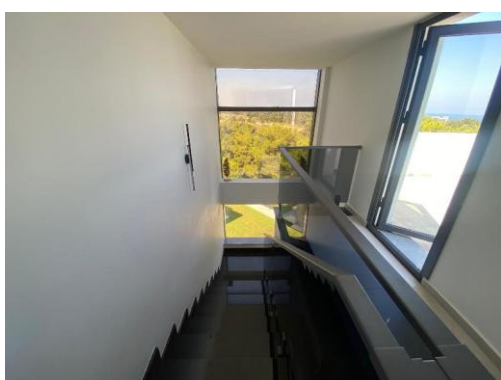
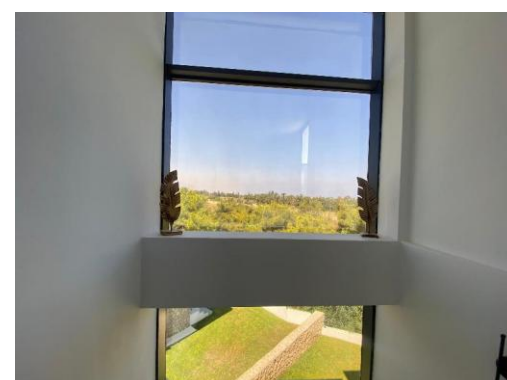
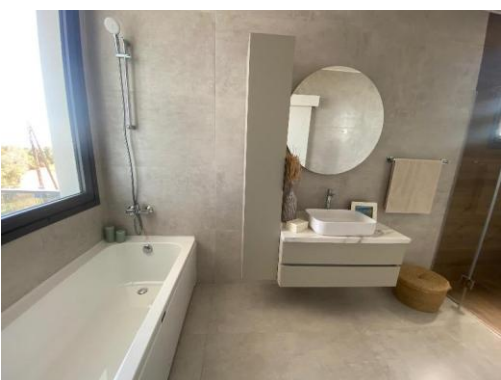
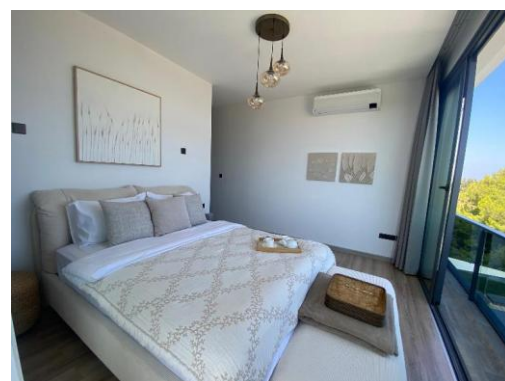
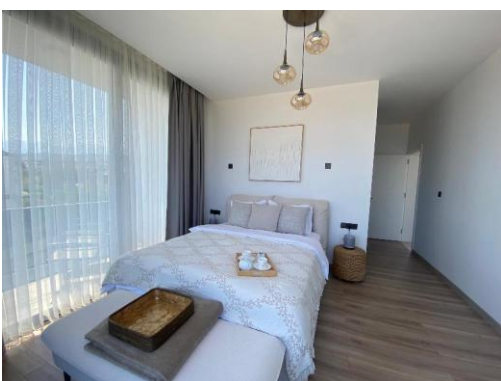
Short term holiday approx. £250 per night

Long term rental approx. £2000 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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