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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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TWO BEDROOM BUNGALOW WITH POOL & STUNNING VIEWS KARSIYAKA, WEST KYRENIA



RE-SALE PRICE £114,950

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| <ul style="list-style-type: none"> • Absolutely beautiful views • 2 double bedrooms/2 bathrooms • Private swimming pool • Low maintenance gardens • VAT paid deeds in Owners name | <ul style="list-style-type: none"> • Covered terrace which could easily be made into a 3rd bedroom • Being sold fully furnished • Walking distance to the village • Kyrenia 20 minutes drive away |
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Talk about Location, Location, Location!! This lovely home really does have sea and mountain views to die for and you are tucked away in a peaceful area of Karsiyaka but literally... just a few minutes walk and you are in the quaint village of Karsiyaka. There are two double bedrooms with fitted wardrobes, air conditioning, ceiling fans and fly screens, 2 bathrooms and a spacious open plan living area. Both the living room and dining area have French windows leading to the garden and the fully fitted kitchen comes with white goods...there is also a large covered terrace which would be ideal to make a third bedroom, if needed. Outside you have an 8 x 4 roman ended swimming pool with terracing all around, mature and low maintenance gardens and of course...those stunning views! And if that's not enough, the owners have the deeds in their name, so no VAT to pay! **Reference HP1185-K**

Lounge area

A spacious room with French windows leading to a south face arched terrace, air conditioning unit and working fireplace.

Kitchen area

The kitchen has a range of eye level and base level fitted kitchen units incorporating stainless steel sink with mixer tap and ceramic tiled splash backs, a hob, fitted oven, extractor fan, fridge freezer, dishwasher and washing machine are included. There is also a door leading to the pool area.

Dining area

Spacious dining area with lovely bay windows overlooking the sea and French windows leading to the swimming pool.

Master Bedroom

A good sized double bedroom with an air conditioning unit, ceiling fan, fitted wardrobes, fly screens and shutters.

En-Suite

Fitted with shower cubicle with shower head and mixer tap, hand basin, WC, tiled throughout and fly screens.

Guest bedroom

A double bedroom with air conditioning unit, ceiling fan, fitted wardrobes, fly screens and shutters

Family Bathroom

Fitted with shower cubicle with shower head and mixer tap, hand basin, WC, tiled throughout and fly screens.

Outside

There is a gated driveway with parking for 2 cars, a covered terrace at the front of the house (ideal for making into a third bedroom, if needed) and a south facing terrace from the living room. There is an 8 x 4 roman ended swimming pool with terracing all around, lovely mature flowers, many fruit trees and banana plants, a good sized corner plot and a storage shed.

The Gallery





The Village

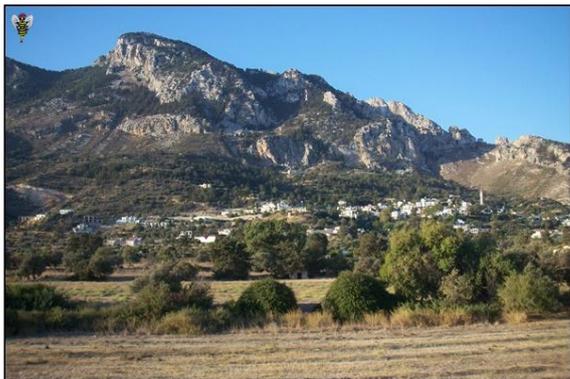
Karsiyaka is located to the west of Kyrenia and consists of the village itself nestled in the foothills of the Besparmak mountains, the “square” or Ataturk Park along the coastal road and the coastal village itself.

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.



The Region

The Kyrenia, (Girne), area of Northern Cyprus is one of the most popular destinations for both holidaymakers and for those wishing to settle here. There is a wealth of European Heritage Sites spanning some 9,000 years of history, from Gothic churches and Crusader castles, to ancient Roman and Greek temples, ruined abbeys and old British colonial buildings. The Venetian built harbour in Kyrenia, reputed to be the finest in the Mediterranean, is lined with restaurants and pavement cafes. The harbour is currently used largely for pleasure craft, and the buildings are now



mostly all restaurants, with outdoor tables along the water. At night, especially in the summer, the harbour is the place to be and to be seen. Enjoy a leisurely dinner with family or a lively drink with friends. There are many beaches and sandy coves scattered around the coast. Club Acapulco and Escape Beach Club have plenty to offer, both have bar/restaurant facilities, and the Turtle Beach at Alagadi brings visitors every year to witness the rare sea turtles come ashore to lay their eggs. The Korineum Golf and Country Club is just a short drive along the coast road



The Island

Within its boundaries, Cyprus offers a microcosm of history, places and culture after culture has left its footprints, and today Cyprus offers an unrivalled mix of landscapes, history and culture. The atmosphere in Northern Cyprus is relaxed and friendly and the people are by nature easygoing and the relentless aggravating hassling of foreigners by street vendors and shop keepers rampant in other parts of the Mediterranean is blissfully absent. In fact you will find that



local people go to great lengths to ensure that visitors are happy



Northern Cyprus with its slow development and wide range of natural habitats is home to many species of wildlife, for botanists or birdwatcher it is a treasure trove. Plant species alone number 1,600 with each season bringing a fresh selection of flowers and fruits, Cyprus is also home to 347 species of bird and a variety of snakes and reptiles. Sea turtles attract considerable attention and both the loggerhead and the green turtles journey to Cyprus to lay their eggs on the safe sandy

beaches and strict guidelines are in place to protect these beautiful creatures.



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