

# ULTRA LUXURIOUS VILLA - 8,000m<sup>2</sup> GROUNDS - MAGNIFICENT VIEWS

☒ Exceptional Luxury Mansion in Kyrenia &ndash; Panoramic Sea Views | 8,000m<sup>2</sup>; Grounds ☒ A truly magnificent example of high-end living, this grand 1,000m<sup>2</sup>; estate offers unmatched elegance, comfort, and privacy. Constructed in 2010 and situated just off Kyrenia&rsquo;s new ring road, the property is set within 8,000m<sup>2</sup>; of beautifully manicured gardens and boasts breathtaking panoramic views of the Mediterranean Sea. Immaculately maintained and thoughtfully designed, the home provides over 600m<sup>2</sup>; of internal living space , blending classic architectural features with modern comfort. Ground Floor Features: Impressive formal lounge with terrace access Separate dining room and secondary living room, both opening onto the terrace Spacious kitchen/diner Guest WC, cloakroom, and utility room Elegant spiral staircase leading to the upper level First Floor Features: Four en-suite bedrooms Master suite with jacuzzi , mini kitchenette , and walk-in wardrobe One bedroom includes a private lounge/seating area All bedrooms have direct access to terraces with stunning sea views Second Floor: Originally designed as a home cinema Can be used as a guest bedroom , office , or storage room Basement Level &ndash; Self-Contained Guest Unit: Open-plan lounge and kitchen Snooker/games room Bedroom and shower/WC Direct access to the pool and garden area &mdash; ideal for summer entertaining Outdoor Features: Expansive landscaped gardens Private swimming pool Charming gazebo perfect for BBQs and al fresco dining Triple garage Electronic gated entrance Additional Highlights: Central heating throughout Air conditioning Parquet flooring in main living areas and bedrooms This is a rare opportunity to acquire a signature residence in one of Kyrenia&rsquo;s most accessible and prestigious locations &mdash; ideal as a full-time residence, a private retreat, or an exclusive holiday home. For further details or to arrange a private viewing, please contact us.















