

THREE BEDROOM FURNISHED LUXURY MEDITERRANEAN GOLF VILLA

A very privately enclosed property, very close to two golf clubs and furnished to a very high standard. Entering through the front door you are immediately impressed by the spacious high ceilinged sitting room with a beautiful chandelier over the seating area. There is a wood burner in the room for cosy winter months. Two separate terraces lead off from the sitting room, giving shaded relaxing areas for different times of the day. There is air conditioning throughout the property. The kitchen is immaculately fitted out and is an impressive feature of this property. Off from the sitting room is a great additional feature of a breakfast room/dining room, with patio doors leading down to the 10x5m overflow swimming pool and surrounding terracing. (This breakfast room could be an additional or occasional bedroom, if so required) With three double bedrooms, one of which is downstairs and also has patio doors leading down to the pool area. The other two bedrooms are upstairs, the master bedroom has its' own terrace with magnificent views over the Mediterranean, nearby olive groves and Besparmak mountain range behind. All bedrooms have a generous supply of fitted wardrobes. The villa is bordered with tall fencing giving both total privacy and security. Beyond the pool and its plentiful terracing, there is an adjacent garden area with gazebo, its' own kitchen and a clay oven, Absolutely perfect for summer al fresco dining. The garden has many fine mature plantings and is a joy to behold. Additionally, the property benefits from electrolytic solar panels, 16 in all. This means there is now no cost to the homes electric supply other than a small standing charge of approximately £3 per month. Back up battery storage is also provided, in case of high demand in summer. Fly screens are fitted to all windows and patio doors. The property is literally 5 minutes from two golf clubs, local shops and 10 minutes to sandy beaches. the old city port of Kyrenia is a 40 minute drive and Ercan airport less than an hour away. This is a true Mediterranean delight. VAT PAID & TITLE DEED IN OWNERS NAME











