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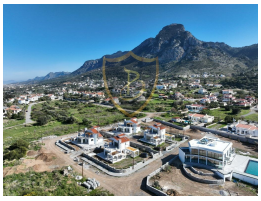

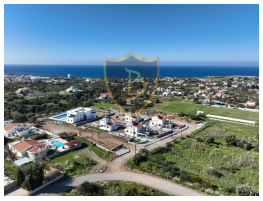

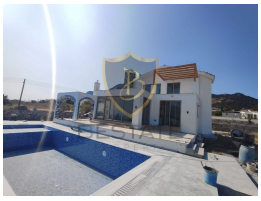

Publication Date	**17-06-2025**
Category	**Houses**
Status	**FOR SALE**
Property Type	**Villa**
Net m^2	**-**
Number of Rooms	**3+1**
Number of Bathrooms	**3**
Can Be Navigated By Video Call	**Yes**

Age of the Building	**-**
Floor	**-**
Number of Floors of the Building	**2**
Maintenance Fee	**-**
Furnishing Status	**Unfurnished**
Title Deed	**Tahsis**
Payment type	**Total Price**
Eligibility for Loan	**Appropriate**

£ 420.000

3+1 luxury villas for sale in Karsiyaka with mountain and sea views, special pool and garden !!

- A boutique project consisting of 4 luxury villas located in the most valuable region of Karşıyaka. This special project, surrounded by unique nature and sea landscapes, has an original design that brings modern architecture together with authentic Cypriot texture.
- Karşıyaka Football Field
- near Karşıyaka trekking trail
- With the view of the Mediterranean and Gorno (Kornos) Hill
- A prestigious location surrounded by luxury villas In the modern garden with landscapes,

olive trees and ornamental plants are located and offers living spaces with peace and nature.

- Location: Kyrenia, Karşıyaka
- Villa area: 182 m² + 20 m² closed garage
- Land areas: 741,51-773,57 m².
- Number of Rooms: 3+1
- Bathroom: 3 bathroom-wc
- Pool: Special Swimming Pool
- Parking Park: Open and indoor area special parking for 2 vehicles
- PRICE: Launched prices starting from £ 420,000.
- Suitable for the loan
- Transformer contribution fee was paid. VAT belongs to the buyer.
- Ground Floor Terrace: 50 m²
- Open Parking: 40 m²
- Floor closed area: 120 m² (except for terrace and parking)
- allocation Koçlı
- First Floor:
- Parent Bedroom (ENSUIT)
- Pool Sizes: 4x8 m-4x11.5 m.
- Central Heating System Infrastructure
- Central air conditioning system infrastructure
- Central Cooling and Heating System
- solar energy hot water heater
- 4.5 ton special burial underground water tank (for pool and villa)
- 3.5 ton special burial underground water tank (for garden irrigation)
- 1 ton roof water tank (for villa)
- Charging station infrastructure for electric vehicles
- Special garden irrigation system
- Isolation application on wet floors
- Aluminum joinery, double glass windows and heat -insulated comfort glass
- Hall: 1. Class Ceramics
- Rooms: 1st Class Laminate Parquet
- AUTOMATIC OPENED-CALCANIR Double Garage Gate
- First Class Internal and Exterior Paint Application
- Decorative Red Roof Cypriot Completing the Architecture of the villa
- Fireplace infrastructure in the hall
- Decorative Natural Stone Coating in Belts
- Fireplace Natural Stone Coating
- 1. Step 2 Key Delivery of the villa August 2025, 2nd Stage 2 The turnkey of the villa is November 2025 at the latest.

- Special pool is included in the price. Villas can be delivered with or without a pool according to the customer's preference.

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