



Kyrenia

Price **£295,000**

Fraser Properties Cyprus are excited to offer this stunning Pre-74 Turkish title property!!

Comprising of 3 bedrooms (one with en-suite), a large open plan lounge/kitchen area & family bathroom. With no expense spared - this apartment is being sold fully furnished!!!

The covered terrace wraps around the property providing breath taking views of the sea & mountains to the North, South & East.

In addition: the residents benefit from elevator access, manned reception desk & allocated parking. Centrally located close to Kyrenia harbour & all amenities - this residence

Open Plan Kitchen & Lounge

23'7" x 25'1" (7.19 x 7.66)

North & East facing sliding glass doors leading to covered terrace with stunning sea & mountain views!

Fully fitted kitchen with smoke Grey granite worktop and Island, Hotpoint dishwasher, Grundig hob & extractor fan, Bosch oven, microwave & fridge freezer, Mitsubishi Air-conditioning unit.

Master Bedroom with En-Suite

10'4" x 19'3" (3.17 x 5.87)

East facing sliding glass doors with amazing views of the mountains!

Fitted wardrobe, Mitsubishi air-conditioning unit. En-suite: Walk-in shower, toilet unit, vanity basin with cupboard and mirror.

Bedroom 2

11'0" x 10'4" (3.354 x 3.15)

South facing window aspect with panoramic mountain views!

Access to covered terrace, Mitsubishi air-conditioning unit.

Bedroom 3

8'4" x 10'10" (2.55 x 3.321)

South Facing sliding doors leading to terrace with beautiful views of the mountains!

Fitted wardrobe, Mitsubishi air-conditioning unit.

Family Bathroom

5'2" x 8'11" (1.60 x 2.72)

Bathtub with overhead shower, vanity basin with cupboard, wall mounted mirror, toilet unit.

Hallway

26'5" x 3'10" (8.06 x 1.19)

Pinewood front door entrance, security intercom system, utility cupboard with Samsung washing machine.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		