



Kyrenia

Reduced To £299,000

Fraser Properties Cyprus are thrilled to offer this spectacular 2 Bedroom Duplex Penthouse located in the heart of Kyrenia. Occupying the 6th & 7th Floors this property boasts stunning sea & mountain views!

Its current owner has left no expense spared when it comes to decoration and fittings. The bespoke open plan designer kitchen and living area has an art décor ambience with panoramic sea views, cast iron log burner & Polyurethane flooring.

The 2 bedrooms (one with en-suite) have private balconies with unobstructed views, elegant wall and floor ceramics in the bathrooms give a relaxing aura. The corridors are equipped with ample storage & hot water boiler.

Outside the two large terraces are ideal for entertaining, relaxing or sunbathing. The property itself has a security video intercom, air-conditioning throughout & elevator



Entrance/Hallway

15'10" x 3'7" (4.84 x 1.11)

Wooden front door entrance with security intercom, Access to lounge, kitchen, bedroom, guest W/C & utility cupboard.

Open Plan Kitchen & Lounge

23'9" x 16'11" (7.26 x 5.18)

North & East facing window aspects with sliding doors leading to terrace, bespoke design flooring, stunning sea & mountain views, bespoke cast iron log burner, Airfel air-conditioning unit, fully fitted designer kitchen with breakfast bar, Vestel oven, hob & extractor fan with integrated fridge freezer & dishwasher.

Bedroom 2

13'1" x 9'10" (4.0 x 3.02)

South & East facing window aspects with sliding doors leading to private terrace, Airfel air-conditioning unit, fitted wardrobe.

Master Bedroom with En-Suite

17'0" x 22'8" (5.19 x 6.93)

North facing window aspect with sliding doors leading to private terrace, East facing panoramic window, Airfel air-conditioning unit. En-Suite: East facing window aspect, Black/Brown bespoke floor & wall tiles, Walk-in shower, toilet unit, vanity basin, wall mounted mirror.

South Facing Terrace

13'7" x 32'3" (4.16 x 9.84)

Large outdoor terrace with stunning mountain views & outdoor shower.

Guest Bathroom

9'3" x 5'1" (2.84 x 1.57)

Bespoke bathroom design with walk-in shower, toilet unit, vanity unit, utility cupboard, Vestel washing machine.

Staircase/Landing

16'7" x 14'2" (5.08 x 4.32)

Marble staircase with black aluminium handrail, East facing feature window, south facing sliding doors leading to upper terrace, Large fitted wardrobe.

Upper Terrace

14'3" x 12'9" (4.35 x 3.89)

South facing terrace with fabulous mountain views.



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
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