

# Complex of villas in the picturesque town of Girne, Kyrenia (02205)



**1 165 502 € - 1 282 052 €**


**🏠 Floor area      304 m<sup>2</sup>**

**🏠 Number of rooms      4 bedrooms**

**🪑 Furnitures      Partly**

 To the beach: **600 m**

 Location: **North Cyprus, Kyrenia**

 To the airport: **30 km**

 To the city centre: **km**

## Options

- ✓ Warm floor
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ 0% installment
- ✓ Security
- ✓ Playground

## Description

Welcome to a world of luxury and convenience, where exceptional residential and investment opportunities await you on the beautiful island of Northern Cyprus.

The prestigious villa complex offers a unique experience, combining high quality construction and exclusive amenities to suit your every need.

The villas are located in the picturesque town of Girne, Kyrenia, just 600 meters from the coast, 300 meters from the American University (GAU), 2.5 km from the city center and 30 km from Ercan Airport.

This ideal location provides easy access to everything you need and creates excellent conditions for living and recreation.

The complex includes 5 detached villas, each offering stunning views.

Spread over 3,124 m<sup>2</sup>, each villa comes with a private pool and two parking spaces.

The villas have a **4+1 layout, with a total area of 304 m<sup>2</sup>** on two floors, with garden areas ranging from 196 to 282 m<sup>2</sup>.

#### **Villa layout:**

- Living room combined with kitchen - 96 m<sup>2</sup>
- Terrace 1 - 26 m<sup>2</sup>
- Terrace 2 - 47 m<sup>2</sup>
- 3 separate bedrooms, master room with private jacuzzi - 27.7 m<sup>2</sup>
- 3 bathrooms
- Open plan area
- Wardrobe

#### **The villas are provided fully finished and equipped with:**

- Cabinet kitchen set
- Equipped bathrooms
- Air conditioning in every room
- Warm floors
- Fireplace
- Equipment (3 units)
- CCTV cameras
- Video intercom
- Aluminum window frames with double glazing

#### **The complex provides:**

- A fitness center
- Playground

Construction is scheduled to begin on April 30, 2024, and the project is expected to be delivered by October 30, 2025.

You can take advantage of a flexible payment system by making a down **payment of 35%**, with the possibility of installment payments until construction is completed.

Welcome to a cozy oasis of luxury and pleasure in Northern Cyprus!

Information updated: 22.11.2024

## Photo gallery







**ПЛАН  
РАЗМЕЩЕНИЯ**

НИЖНИЙ ЭТАЖ





**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

