



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office: Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Kyrenia Branch: Ozankoy, North Cyprus, Telephone 0090 533 8876563

150M FROM THE SEA, 3 BED 4 BATH VILLA WITH ON SITE FACILITIES IN BAHCELI



RE SALE PRICE - £199,000

- **Individual exchange title deed**
- **3 bedrooms, 4 bath (two with en suite)**
- **Plot approx. 550m², villa approx. 160m²**
- **3 communal pools, gym, restaurant and tennis court on site**
- **Renovated with new kitchen, bathrooms, windows and flooring throughout**
- **Master bedroom with private terrace**
- **Clear sea views**
- **Fully furnished with white goods and air-conditioning**
- **Private parking**
- **Approx 150m from the sea**
- **Closest bar within approx 2 minutes walking distance, another within 5 minutes walking distance**
- **More amenities situated along the coastline**
- **Pharmacy and supermarket within a short driving distance**
- **Approx 20 minutes drive from Kyrenia Center**
- **Approx 1 hour to Ercan airport**
- **Approx 90-minute drive to Larnaca airport**

Busy Bees are proud to present this delightfully renovated 3 bedroom 4 bathroom detached house for sale, nestled in the popular site of Crystal Bay Park that lies within just a short stroll from the sparkling Mediterranean sea and is home to fabulous on site facilities including a restaurant/bar, 3x communal pools and a gym. The villa combines both elegance with coastal charm and offers a unique layout, including a thoughtfully designed basement featuring a convenient bathroom and an additional bedroom, perfect for guests or a private retreat. The heart of the home lies on the main

floor, where a large open-plan lounge, dining, and kitchen area creates an inviting space for entertaining and relaxation. As you exit this fabulous room and enter the hallway, you will discover the second bedroom that has an additional private en suite for convenience and luxury. The primary suite is exactly that, with an entire floor to itself located one level above ground boasting not only a private en suite but its own spacious and private terrace with views of the sparkling waters. As if this wasn't enough any proud new owner will enjoy the spacious surrounding grounds, big enough for outdoor furniture and a BBQ area.

Basically, whether you are seeking a permanent residence or a holiday home, this property is a testament to refined living. The perfect combination of spacious interiors, scenic views, and shared amenities, makes this villa a real treat. **Reference number: HP3038**

Basement:

Bedroom 1 (Basement)

This bedroom is located one floor below main level, consist of built in wardrobes and a double size bedroom.

Bathroom 1 (Basement)

A large room fitted with a basin, w/c and walk in shower.

Main level (Ground):

Open plan Kitchen/Lounge/Dining areas:

As you enter the property you are invited with an extremely large open plan area, seamlessly joining the kitchen, lounge and dining area. There are multiple windows allowing plenty of natural sunlight. The kitchen consists of an island / breakfast bar and is fully fitted with an oven, hob/extractor fan, a fridge freezer, and a washing machine.

Cloak room:

Complete with a basin and a w/c.

Second Bedroom

Complete with a single bed, wardrobe and an air conditioning unit.

En suite:

Wash basin and shower

Third level, (one above ground):

Master Bedroom:

A large and air-conditioned double bedroom with a wardrobe, dressing table, and glass French sliding doors that lead onto a beautiful private terrace boasting sea views.

En suite:

Home to a luscious bath unit, basin and w/c.

Exterior grounds:

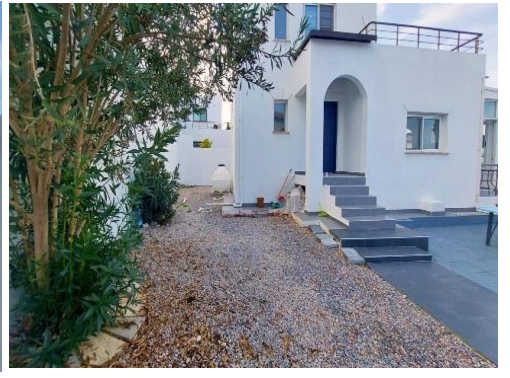
An extremely generous sized low maintenance garden surrounding the property, big enough to hold luxury outdoor furniture and a bbq. Enjoy clear sea views. Enrty has private parking.

Rental potential:

Long term approx. £850 per month

Short term holiday approx. £700 per week

The Gallery:







Bahceli is only a few minutes' drive from the new North Cyprus, Korineum Golf Course, and is situated close to the peaceful and quaint Cypriot village of Esentepe where you will find grocers shops, bars and restaurants. Living near Esentepe one gets the best of all worlds; easy access to the resort town of Kyrenia, easy access to both Ercan airport, and the Metehan border crossing for links to south Cyprus. All this from a location that benefits from some of the very best Cyprus views, and the stunning Mediterranean climate. Furthermore, back from the village you have pine forests, olive groves and the gentle foot hills of the Besparmak mountain range are accessible and great for wintertime walks.

Travel Times to Amenities

- H Gul supermarket- 10 minute drive
- Tawny's bar and restaurant – onsite
- Coconut bar – On site
- Californian Restaurant - 20 minute walk/5 min drive
- Korineum Golf and Beach Resort - 10 minute drive
- Seaside – 2 minute walk
- Ercan airport- 40 minute drive
- Kyrenia and General Hospital- 20 minute drive
- Pharmacy: 5 minute drive

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