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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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STUNNING 4 BEDROOM 2 BATHROOM VILLA WITH POOL & BEAUTIFUL VIEWS-BAHCELI



FULLY FURNISHED - £255,000

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| <ul style="list-style-type: none">• Shared title deed in the owner's name• Being sold fully furnished• Newly updated 8 x 4m pool, private back garden great for entertaining• Large corner plot with private drive• 4 double bedrooms, master with en-suite• Lounge diner and separate kitchen/breakfast room including white goods• Large entrance hall with understairs store space and marble staircase | <ul style="list-style-type: none">• Beautiful mountain, valley and sea views• Great rental investment• Low maintenance garden• Small peaceful development, quiet cul de sac• Walking distance to Tawny's and Coconut restaurants• Supermarket, bars, restaurants and beaches just a few minutes' drive• 5 mins drive to Esentepe village• 30 mins drive to Kyrenia town centre• 45 mins drive to Ercan airport |
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Busy Bees is delighted to present this expansive home, peacefully situated within a small, exclusive development of only nine properties. Nestled in a breathtaking location, this villa defines the epitome of luxury living. Its splendid pool and sprawling front garden set the stage for outdoor entertainment against the backdrop of mesmerizing views, spanning from the majestic mountains to the sparkling sea and rolling valleys. With four generously proportioned bedrooms, two elegantly appointed bathrooms, and a convenient cloakroom, every moment spent within these walls exudes comfort and ease. However, this property offers more than just aesthetic appeal; it's also an exceptional investment opportunity with remarkable rental potential. Here, you can relish the best of both worlds – a dream home and a savvy financial endeavor. Outside, a spacious private front garden boasts an ancient, stately olive tree where you can even pick your own olives. Ample off-road parking for several cars, an essential swimming pool with uninterrupted views of the picturesque valley, extensive sunbathing terraces, and a built-in BBQ create the perfect setting for entertaining friends, sure to leave them in awe of the views. Just a short drive away, a lovely sandy beach with a restaurant awaits and the Korineum Golf Club offers its own beach with a cafe and sunbed patio, accessible to non-

members. It's clear that this property is a spacious and charming haven in a fantastic location, offering unparalleled views and a truly exceptional living experience.! **Ref HP3031-KS**



Internal features:

- 4 double bedrooms, 3 upstairs, 1 downstairs
- Fitted wardrobes in 4 bedrooms
- Master with en-suite and balcony
- Fully fitted kitchen with white goods and door to terrace
- Living room with French windows to two terraces
- Downstairs cloakroom
- Air conditioning units
- Porcelain floors throughout and marble tiled staircase
- Spacious hallway and understairs storage room
- Shared title deed in owner's name

Room Measurements:

- Living room 5.4 x 5m
- Kitchen 4.8 x 3.2m
- Master Bedroom 4.18 x 3.42m
- En- suite shower room 3.5 x 1.07m
- 2nd bedroom 4.58 x 3.25m
- 3rd bedroom 2.9m x 3.2m
- 4th bedroom (ground floor) 3.1m x 4.4m
- Main bathroom 2.14 x 1.82m
- Downstairs cloakroom







POOL AND GARDENS





Bahceli is only a few minute's 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 grocery 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 foothills of the Besparmak mountain range are great for wintertime walks.

Travel Times to Amenities

- Tempo supermarket: 2-minute drive
- Tawny's Restaurant and Coconut bar: a few minutes' walk
- Korineum Golf and Beach Resort: 15 minute drive
- Beaches nearby: 2-minute drive
- Ercan airport: 45-minute drive
- Kyrenia: 30-minute drive
- Larnaca Airport: 40-minute drive
- Pharmacy: 5-minute drive

Rental potential

Long term investment opportunities are abound for buyers looking to invest in Bahceli, as the area has, in recent times, seen a dramatic expansion in terms of proposed development and the traffic from nearby facilities such as the new Elexus Hotel. Nifty home owners can turn their holiday homes into year round rentals by letting it out to foreign holiday makers who want the peace and quiet of the sea side and the beautiful views of the mountain, without obstruction. Holiday rentals can fetch an estimated £800 weekly during peak periods and £500 in off-peak periods

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