



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## STUNNING 3 BED 2 BATH MEDITERANEAN DETACHED VILLA WITH SWIMMING POOL IN BAHCELI



## £299,950 FULL INDIVIDUAL TITLE DEED

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| <ul style="list-style-type: none"><li>• <b>Individual title deed in owners name</b></li><li>• <b>Property approx. 170m<sup>2</sup>, plot size 694m<sup>2</sup></b></li><li>• <b>3 double bedrooms, master with en suite</b></li><li>• <b>2 of the bedrooms located on the ground floor</b></li><li>• <b>Spacious open plan lounge/kitchen with wood burner</b></li><li>• <b>Being sold fully furnished with modern kitchen and appliances</b></li><li>• <b>Private pool with sunbathing terrace and covered seating area</b></li><li>• <b>Spacious first floor sea view terrace with sun loungers and pergola</b></li><li>• <b>Plenty of storage space</b></li><li>• <b>Private driveway and gated entry</b></li><li>• <b>2 bedrooms located on the ground floor</b></li><li>• <b>Garden area</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Within approx. 5 minutes drive to Bella beach and beach restaurant</b></li><li>• <b>Within 5 minute walk to the lovely Spice Garden Indian restaurant</b></li><li>• <b>Approx 5 minutes drive to the supermarket</b></li><li>• <b>More restaurants and bars along the coastline</b></li><li>• <b>Approx 10 minute drive to the famous Korenium Golf Course</b></li><li>• <b>Approx 10 minute drive to the New Esentepe Marina</b></li><li>• <b>Approx 25 minutes' drive to Kyrenia City Center</b></li><li>• <b>Approx 50 minute drive to Ercan airport</b></li><li>• <b>Approx 90-minute drive to Larnaca airport</b></li></ul> |
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Set along the stunning coastline of Küçük Erenköy, this gorgeous 3-bedroom, 2-bathroom detached villa offers unbeatable sea views and a relaxed Mediterranean lifestyle.

From the moment you step inside, you're greeted with a fresh, coastal vibe. The open-plan layout, high ceilings, and plenty of natural light make the whole space feel bright and breezy. The modern kitchen comes fully fitted with quality white goods and appliances and flows into a dining area with

room for six. Just beyond that is the spacious lounge, where glass French doors open out onto your private pool terrace — with the Mediterranean Sea as your backdrop. Two of the three double bedrooms are located on the ground floor, along with a fully equipped family/guest bathroom — great for guests or anyone who prefers to avoid stairs. Upstairs is the master suite, which takes over the entire first floor. It comes with its own en-suite and access to a large private terrace where you'll find a luxury pergola, sun loungers, and the kind of sea view that never gets old. With big terraces, roomy interiors, and amazing views from almost every part of the house, this place has everything you need for full-time living or a dreamy holiday home.

### **The property:**

#### **Open plan Living room/ Kitchen – 7.6m x 6.9m**

This spacious open-plan lounge and kitchen is equipped with an air conditioning unit to ensure a pleasant atmosphere year-round, and a cozy wood burner that adds warmth during cooler months. From the living room you can enjoy the view of the sea and pool. There is a Large French window that leads to the lovely terrace with stunning view of the sea and private pool

The kitchen has been fully refurbished with modern cabinetry and ample shelving for storage. It comes fully equipped with a stylish fridge-freezer, oven and hob, and an integrated dishwasher,

#### **Master Bedroom – 3.52 m x 3.97m (Up-stairs )**

This spacious upstairs master bedroom features its own private en-suite for your convenience. From the bedroom, you can enjoy breathtaking views of the sea. It comes fully equipped with a wardrobe, ceiling fan, and air conditioning for your comfort. A charming French window opens to a terrace that offers stunning views of both the pool and the sea. This terrace seamlessly connects to a generously sized roof terrace, which provides a beautiful panorama of the mountains and sea.

#### **En-suite – 3.4m x 1.78m**

Fitted with a WC, basin and a bath with a shower head

#### **Bedroom 2 – 4.0m x 2.83m (Down-stairs )**

This second double bedroom is located downstairs and the room is fully equipped with a wardrobe, ceiling fan, and air conditioning for added comfort. A charming French window opens to the front of the pool, showcasing stunning views of the sea and surrounding landscape.

#### **Bedroom 3 – 3.0m x 3.45m (Down-stairs )**

This bedroom is fitted with wardrobes, two single beds, air conditioning, and a ceiling fan for optimal comfort. A French window opens to the front of the house, allowing for plenty of natural light and a pleasant view.

#### **Family bathroom – 2.5m x 1.9m (Down-stairs )**

Fitted with Wash basin, WC and a walk in shower

### **Rental potential:**

Short term holiday let approx. £250 per night high season

Long term rental approx. £1400 per month

### **The Gallery:**

















## **The Area:**

### **Kucuk Erenkoy**

Küçük Erenköy is quickly becoming one of the most sought-after spots along the North Coast of Cyprus. The area strikes a perfect balance between modern living and traditional charm, with a mix of stylish new developments and authentic local character. You'll find cozy bars and restaurants, convenient access to supermarkets and pharmacies, and some of the region's best newly developed beaches — complete with great amenities.

This charming coastal village is also the gateway to some of the most popular touristic destinations including the Karpaz Gate Marina, Kyrenia City Center and Famagusta City Center.

Whether you're looking for a peaceful escape or easy access to everything you need, Küçük Erenköy offers the best of both worlds.

### **Popular Area Attractions:**

- Alagadi or Turtle beach is a short drive away. In July and September the beach is a big attraction as visitors come to watch the female loggerhead and green turtles come to lay their eggs and see their hatchlings make their desperate run for the sea.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The New Esentepe Sun Vally Marina
- The miniature meuseum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many more



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