



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Kyrenia Branch – Esentepe, Telephone 0090 533 889 6563

Email: info@busybeesestateagents-cyprus.com [www.busybeesestateagents-cyprus.net](http://www.busybeesestateagents-cyprus.net)

## EXCELLENT 3 BED 2 BATH MEDITTERANEAN VILLA WITH RAVINE VIEWS + PRIVATE POOL IN BAHCELI



**£320,000**

- **Individual title deed**
- **Stunning ravine, mountain + sea views**
- **3 double bedrooms, 2 bathrooms**
- **First floor master suite + en suite**
- **Ground floor 2 bedrooms + family bathroom**
- **Well equipped kitchen with white goods and breakfast bar**
- **Separate living area with fireplace**
- **8x4 private swimming pool with sun terrace**
- **Garden BBQ + outdoor seating**
- **Garden shed**
- **Luxurious first floor terrace + outdoor seating**
- **Furniture negotiable**
- **Private driveway and gated entry**
- **Completely private and upmarket location**

- **Satin Bay beach and beach restaurant approx. 7 minute drive**
- **Big supermarket approx. 5 minute drive**
- **Restaurants / bars and more amenities situated along the coastline**
- **Korenium Golf and Beach club approx. 15 minute drive**
- **New Esentepe Marina approx. 10 minute drive**
- **Kyrenia City Center and harbor approx. 35 minute drive**
- **Famagusta City Center approx. 40 minute drive**
- **Laranca airport approx. 80 minute drive**
- **Ercan airport approx. 60 minute drive**

**HP REFERENCE: HP3415 KF**

Nestled in the foothills of the Bahceli coastal region, lies the Sun Valley Residence - an upmarket enclave of luxury villas which provide a great sense of community and comfort. Within this beautiful setting, we are pleased to present this well-maintained 3 bedroom, 2 bathroom Mediterranean-style villa for sale—an ideal opportunity to be in one of Bahçeli's most desirable locations.

Upon entering the villa, you are welcomed by an open and airy foyer providing access to each room located on the ground level.

The villa comprises three double bedrooms, with the master elegantly situated on the first floor for complete privacy. It features a private en suite and accesses an exceptionally generous terrace that wraps around the property, offering stunning views of the ravine below and the sparkling blue sea in the distance.

The ground floor includes two spacious double bedrooms, a family/guest bathroom, a fully equipped kitchen, and a living area distinct from the kitchen. The kitchen offers ample cupboard space, high-quality appliances, cooking utensils, and a stylish breakfast bar, while also opening directly onto a lush terrace overlooking the pool. The lounge is generously proportioned, featuring a beautiful fireplace that creates a warm, inviting atmosphere, while French doors lead to an expansive covered terrace with views of the pool and garden, perfectly blending indoor and outdoor living. Both bedrooms feature built-in wardrobes, with one providing access to a charming stone terrace overlooking the private driveway.

Whether you are looking for a permanent family home, a holiday retreat in a sunny location, or a solid investment, this property offers all of these opportunities.

## **The property:**

### **Downstairs**

#### **Entrance Hall: 2.49m x 4.5m**

As you enter the property you are greeted by an open and airy entry hall which accesses each room on the ground level.

#### **Living area: 4.5m x 4.5m**

A bright and airy room with plenty of space for relaxing on comfortable sofas while enjoying views of the well-maintained garden and pool area.

Double glass French doors lead onto a very spacious terrace which overlooks the sparkling waters of the private pool area and ravine backdrop.

#### **Kitchen: 2.8m x 4.7m**

Fully equipped with white goods, plenty of cupboard space completed with a breakfast bar and a 4-seat table setting. Access to the outdoor pool area.

#### **Bedroom 2: 3.19m x 2.8m**

A good-sized room with a double allowing plenty of natural light. Air conditioning.

#### **Bedroom 3: 2.86m x 3.26m**

A double air-conditioned room with built-in wardrobes, a double bed and access to a lovely terrace which hosts a cozy 2-seat table.

#### **Family / guest Bathroom: 1.91m x 3.19m**

Again, a good sized room with an easy walk in shower, w/c, wash basin and a vanity unit. A toiletry cabinet and towel rails complete the setting.

## **First floor:**

## **Master Bedroom : 3.8m x 4.5m**

This beautiful master suite features a luxury built in bridge wardrobe, a double bed and a private en suite. Glass French sliding doors privately access a large wrap around terrace which flaunts stunning views of the North Coast mountains, the natural ravine forestry, the well-manicured garden and pool area and of course, a view of the Mediterranean Sea in the near distance. Luxury sun loungers complete the setting.

## ***En-suite***

Fitted with a WC, a walk in shower and a vanity unit

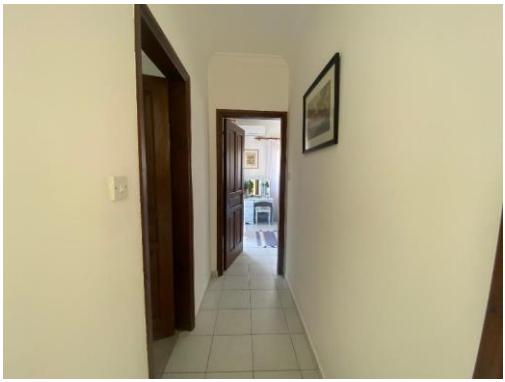
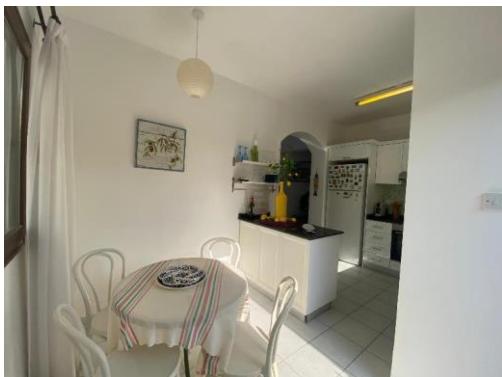
## **Rental potential:**

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

Long term rental approx. £1500 per month

## The Gallery:







## **The Area:**

**Bahceli** is only a few minute's drive from the 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 Beyarmadu/Pyla 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.

## **Popular Area Attractions:**

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- Elexus hotel and casino
- 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.
- The Incirli cave: a natural underground cave made of gypsum crystal
- The miniature museum
- Kyrenia Town Center and new harbor
- Kyrenia Harbour high street
- Kantara Castle
- St Hilarion Castle
- Bellapais Abbey
- Multiple dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Roots bar, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Jemini, Joya and many more.



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