



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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EXCLUSIVE CLIFFSIDE VILLA WITH INFINITY VIEWS AND ECO LUXURY IN BAHCELI



£499,950 INDIVIDUAL EXCHANGE TITLE DEED!

- **Individual exchange title deed in owner's name**
- **Plot size approx. 900m2 Living area approx. 180m2**
- **3 Bedrooms, 2 en suite + 1 family bathroom**
- **Separate kitchen & lounge with fireplace**
- **Conservatory with stunning frontline sea view**
- **Furniture negotiable**
- **Outdoor kitchen, stone BBQ**
- **10 x5 Private swimming pool**
- **Jacuzzi and outdoor shower**
- **10 solar panels, Generator and 13 ton storage water tank**
- **Large garage could be guest studio**
- **Private driveway and gated entry with a covered car port**
- **Closest sandy beach approx. 5 minutes' drive**
- **Two restaurants close by approx. 15 in walk / 2 min drive**
- **Supermarket approx. 1-minute drive**
- **More bars and restaurants along the coastline**
- **Korenium Beach and Golf resort approx. 10 minutes drive**
- **Approx 7 minute drive to the New Sun Valley Marina**
- **Approx 25 minutes to Kyrenia Center**
- **Approx 90 minutes to Larnaca Airport**
- **Approx 50 minutes to Ercan airport**

HP3274 KF

This remarkable villa is the epitome of luxury living, offering uninterrupted, million-dollar views of the Mediterranean Sea and every amenity needed for a lifestyle of ease, comfort, and elegance. Designed with sustainability and practicality in mind, the home is fitted with 10 solar panels, drastically reducing electricity costs, as well as a generator and a 13-tonne water storage tank, ensuring consistent access to power and water throughout the year.

Outdoors, the property continues to impress with a private 10 x 5 meter swimming pool that gazes out over the Mediterranean, a jacuzzi, and a fully equipped outdoor kitchen complete with ample storage and a stone-built BBQ—perfect for hosting guests or simply enjoying the tranquility of your own space.

Inside, the villa comprises three spacious bedrooms, two of which are located on the ground floor and share a luxurious family bathroom with both a shower and bath—ideal for those with limited mobility. The master suite is privately positioned on the first floor, boasting an en suite bathroom and access to a generously sized private terrace with breathtaking sea views.

A standout feature is the large conservatory, fitted with bi-folding windows that fully open to showcase the stunning sea views—offering the perfect shaded retreat to relax and unwind without missing the scenery.

The construction and interior finish are second to none, with natural stone design, stone bathrooms, marble flooring, and a high-spec kitchen featuring 100% granite worktops, ceramic floor tiles, and gloss-finish cupboards—every detail carefully selected to exude style and sophistication.

To complete the property, there is a separate garage which is generously sized and offers potential to be transformed into a guest house, studio apartment, or staff accommodation.

The property:

Down-stairs

Conservatory – 8.24m x 5.00m

This conservatory boasts stunning sea views and has been beautifully decorated with comfortable furniture, perfect for relaxing while you take in the scenery. It also features a unique boat-shaped drink storage, adding a charming touch to the space.

Living room – 4.50m x 8.43m

This lounge is fully equipped with air conditioning, a fireplace perfect for cozy winter nights, and a ceiling fan for those warmer days. It also features a patio that leads out to the conservatory, adding an extra touch of charm to the space

Kitchen – 4.33m x 3.91m

The stunning uniquely designed red cabinet kitchen is separate from the lounge, offering a modern aesthetic. The kitchen is equipped with a fridge-freezer, oven, and hob, and it also features air conditioning for added comfort. A door leads to the back of the house, providing easy access. For added convenience, the washing machine is located upstairs on the roof terrace in a storage space.

Bedroom 2 – 3.17m x 3.36m

The bedroom is located downstairs and comes with its own en-suite. It is fully fitted with a wardrobe, air conditioning unit, and a ceiling fan for year-round comfort. It also features a patio door that opens up to a balcony, offering stunning views of the sea

En-suite – 1.63m x 3.06m

Fitted with a WC, basin and a shower

Bedroom 3 – 3.37m x 3.26m

This bedroom is fitted with wardrobes, two single beds, air conditioning, and a ceiling fan for optimal comfort and has a window with shutters

Family bathroom – 1.97m x 3.13m

This spacious bathroom, located downstairs, is equipped with a fitted wash basin, WC, and a shower at one end. The other end features a relaxing bath, offering the perfect balance of convenience and comfort.

Up-stairs

Master Bedroom – 6.3 m x 3.47m

This spacious master bedroom comes with its own private en-suite for added convenience. It's fully fitted with a wardrobe, air conditioning unit, and a ceiling fan for optimal comfort. The room also features a patio that opens up to a large balcony, offering breathtaking 360-degree views of the surrounding mountains and the sea.

En-suite – 3.4m x 1.78m

Fitted with a WC, basin and a shower

Extras:

Extensive grounds with 10x 5 private pool overlooking the sea

Jacuzzi

Covered outdoor kitchen and bar with seating area

Stone BBQ

13-ton water storage

10 solar panels for electricity

Covered car port for 2x cars

Large drive way with gated entry

Shaded front porch with seating area

Additional garage large enough to be a guest studio

Outdoor night lighting

Palm trees and olive tree

Rental potential:

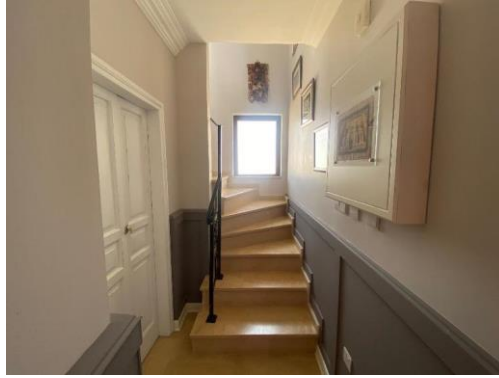
Short term holiday let approx. £250 per night high season

Long term rental approx. £1800 per month

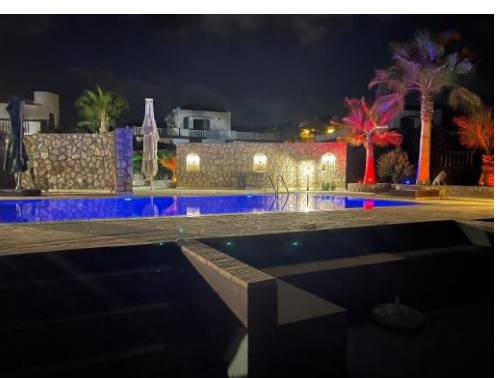
The Gallery:











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:

- 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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