



NORD IDEAL BAU

**Exclusive Luxury Villa with Sea and
Mountain Views**





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Key Property Details

Property No.	IM1-230626-51
Property Type	Villa
Year Built	2016
Condition	As New
Location	Ozanköy, 99320 Girne (Kyrenia), Northern Cyprus
Living Area	approx. 240 sqm
Plot Size	approx. 990 sqm
Number of Floors	2
Number of Rooms	3+1
Number of Bedrooms	3
Number of Bathrooms	4
Furnishing	Fully, luxuriously furnished
Parking Spaces	5 outdoor parking spaces, 2 garages
Balcony	Yes
Terrace	Yes
Other Features	Pool, basketball court
Energy Certificate	Not required



The Property as an Investment

Purchase Price (Negotiable)	GBP 600,000
Rental Income / Month	GBP 4,500
Ancillary Costs / Month	approx. GBP 296
Rental Income Less Ancillary Costs / Year	GBP 50,448
Taxes on Rental Income / Year	8%
Rental Income After Taxes / Year	approx. GBP 46,412
Net Yield / Year	approx. 8%



Description

Exclusive Luxury Villa with Panoramic Sea and Mountain Views in Bellapais/Ozanköy, Northern Cyprus

Situated in one of the most sought-after residential areas of Northern Cyprus, this exceptional luxury villa offers approximately 240 sqm of living space on a 990 sqm plot. Built in 2016, the property combines contemporary architecture, premium finishes, and Mediterranean living at its finest.

The bright and spacious open-plan living and dining area with a fireplace features floor-to-ceiling windows, creating an elegant and inviting atmosphere. The modern American-style kitchen blends seamlessly into the open layout. Three generously sized bedrooms, each with its own en-suite bathroom, plus an additional guest WC, provide maximum comfort and privacy.

The villa is equipped with a smart home system, alarm system, CCTV surveillance, air conditioning, high-speed internet, built-in wardrobes, a walk-in closet, double-glazed windows, thermal insulation, and high-quality flooring throughout. The property is offered fully furnished.

Outside, the villa offers a private oasis featuring a large swimming pool, spacious terraces, beautifully landscaped gardens, and a private basketball court. A double garage and additional parking spaces complete this outstanding property.

One of the villa's most remarkable features is its unobstructed panoramic views of the Mediterranean Sea and the surrounding mountains. The property is currently tenanted, generating stable monthly rental income, making it an ideal choice both as a prestigious private residence and as an attractive investment opportunity.

A rare opportunity to acquire a luxurious property offering privacy, outstanding views, and long-term value in one of Northern Cyprus' most desirable locations.



Location

The villa is situated in one of the most exclusive and sought-after residential areas of Northern Cyprus, in the prestigious villa district of Ozanköy, near Kyrenia (Girne). For many years, this area has been one of the preferred locations for international homeowners, investors, and those seeking a peaceful, high-quality lifestyle. Due to its immediate proximity to the renowned village of Bellapais, the property is often associated with the prestigious Bellapais area, although it is officially located in Ozanköy.

Its elevated hillside position offers breathtaking panoramic views of the Mediterranean Sea and the impressive Five Finger Mountains (Pentadaktylos Range). At the same time, residents enjoy exceptional privacy, tranquility, and security within an exclusive residential neighborhood.

The historic village of Bellapais, famous for its magnificent abbey, charming restaurants, and stylish cafés, is only a few minutes away. The vibrant city center of Kyrenia, with its picturesque harbour, luxury marinas, international schools, private hospitals, shopping facilities, and a wide range of leisure and dining options, can also be reached within a short drive.

The combination of natural surroundings, excellent infrastructure, and an exclusive environment makes this one of the most desirable residential locations in Northern Cyprus. Whether as a primary residence, holiday home, or investment property, this location offers an exceptional blend of Mediterranean lifestyle, lasting value, and outstanding quality of life.



Features – Luxury at the Highest Level

This exclusive villa offers an exceptional level of comfort, design, and quality, meeting the highest standards of modern luxury living. Spacious, light-filled interiors with floor-to-ceiling windows create an elegant atmosphere while offering breathtaking panoramic views of the Mediterranean Sea and the surrounding mountains.

The impressive living area with its stylish fireplace forms the heart of the home, flowing seamlessly into the elegant dining area and the modern American-style kitchen. Three generously sized bedrooms, each with its own en-suite bathroom, provide outstanding privacy and comfort. A separate guest WC and a utility room complete the well-designed floor plan.

The villa is equipped with state-of-the-art smart home technology, an alarm system, CCTV surveillance, and high-speed internet, ensuring maximum security and convenience. Premium flooring, custom-built wardrobes, a walk-in dressing room, double-glazed windows, thermal insulation, and a reinforced security entrance door further emphasize the property's exclusive character.

The outdoor area resembles a private luxury resort, featuring an impressive 12 × 4 metre swimming pool with an automatic cleaning system, spacious sun terraces, beautifully landscaped gardens, and a private basketball court. A double garage and additional parking spaces for several vehicles provide further convenience.

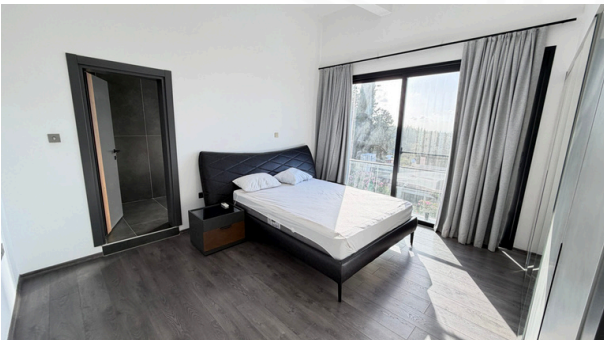
Combining timeless elegance with outstanding functionality, this villa is distinguished by its unobstructed panoramic sea and mountain views, making it an exceptional retreat for discerning buyers seeking privacy, exclusivity, and Mediterranean luxury at its finest.



Impressions











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