



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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

Esentepe Branch, North Cyprus Telephone 0090 533 8876563

Alsancak Branch, Kyrenia, North Cyprus Telephone 0090 539 117 24 40

info@busybeesestateagents-cyprus.com Website: www.busybeesestateagents-cyprus.net

SEA AND RAVINE VIEW 3 BEDROOM VILLA WITH PRIVATE POOL + SOLAR ENERGY IN BAHCELI



£360,000

- **Individual title deed**
- **700m² plot + 160m² villa (Estimated)**
- **3 Bedrooms, 2 bathrooms**
- **Master bedroom + en suite + large sea view terrace located on the first floor**
- **2 bedrooms + guest / family bathroom located on the ground floor**
- **6 solar energy panels**
- **8 x 4 private pool + sunbathing terrace**
- **Extensive covered and open terracing**
- **Lounge with fire place + kitchen / diner**
- **Air conditioning, ceiling fans + central heating**
- **Shutters throughout + garden shed**
- **Furniture and white goods negotiable**
- **Private driveway and gated entry**

- **Approx 5 minute walk to a natural beach great for snorkeling**
- **Closest sandy beach and beach restaurant approx. 5 minute drive**
- **Supermarket approx. 1-minute drive**
- **Local take away / dine in restaurants and café close by**
- **Health center and pharmacy close by**
- **Approx 5 minute drive to Esentepe village filled with amenities**
- **New Sun Valley Marina approx. 7 minute drive**
- **Koreneum Golf and Beach club approx. 10 minute drive**
- **Approx 25 minutes to Kyrenia City**
- **Approx 50 minutes to Ercan airport**
- **Approx 90 minutes to Larnaca Airport**

HP REFERENCE: HP3455 KF

Situated along the sought-after coastline of Bahceli lies the exclusive Marina View Residence. Home to a small selection of luxury villas and a boutique apartment complex, this beautiful enclave offers both refinement and a true sense of community.

Among these stunning homes, we are delighted to present this elegant villa located just beside a beautiful ravine boasting picturesque sea views thanks to its elevated position and momentary location from the coastline — a retreat designed for modern luxury living for sure.

The property features three double bedrooms: two of which are located conveniently on the ground floor perfect for those who may have difficulty with stairs while the master suite dominates the first floor, complete with its own en-suite and an exceptionally spacious terrace which flaunts views of the blue Mediterranean Sea coastline.

The lounge is both elegant and inviting, featuring a charming, curved design filled with glass windows and double sliding doors that open onto the wraparound front terrace, perfectly positioned to capture beautiful views of the sparkling Mediterranean Sea. A cosy fireplace acts as the center piece perfect for the cooler months. Flowing seamlessly from the lounge is the well-appointed kitchen and dining area, which includes ample work surfaces and plenty of cabinetry.

Again, double sliding windows and additional glass French doors allow plenty of natural light and this time open onto the private garden area leading to the luxurious pool and sunbathing terrace.

The exterior of the property is equally impressive, offering both privacy and security throughout.

Accessed via a gated entrance the villa benefits from a private driveway at the front of the property with an additional shed for storage and flows through to the rear of the property. Here, you'll find a beautiful private Roman-end swimming pool surrounded by a spacious sunbathing terrace beside the ravine providing beautiful views of the blue sparkling med and natural ravine drop— the perfect setting to relax, unwind, and enjoy the Mediterranean sunshine. The landscaped grounds have been carefully designed with a predominantly paved finish, complemented by pockets of colourful Mediterranean planting that add character and natural beauty. The result is an attractive outdoor space that perfectly captures the Mediterranean lifestyle while remaining wonderfully easy to maintain. Individual parasols provide welcome shaded areas, allowing you to enjoy the outdoor space comfortably throughout the day.

Adding to its appeal, the villa is equipped with six solar panels, helping to reduce electricity costs while enhancing the home's energy efficiency.

It is clear that this property provides a great opportunity to own a fantastic gem in one of Northern Cyprus' most desired locations, whether you are looking for your brand new oasis abroad, or a great investment.

The property:

Ground Level:

Entrance Hall: 4.10m x 2.5m (13.45 ft x 8.20 ft)

As you step inside you are greeted by a spacious entry hallway which seamlessly flows onto the rest of the main floor. Features a large cabinet with drawers.

Lounge: 5.23m x 4.43m (17.15 ft x 14.53 ft)

This spacious lounge features a fitted air conditioning unit, a cosy fireplace and a ceiling fan for added comfort. Curved glass sliding doors open onto a covered terrace with views of the front gated entry and the sparkling blue Med.

Kitchen / Diner: 2.92m x 7.18m (9.58 ft x 23.55ft)

The semi open plan kitchen and dining area offers plenty of cabinetry and worktop space, fully equipped with a dishwasher, fridge/freezer, oven hob and kitchen appliances. A single door leads directly onto the patio garden, also accessible via double glass French sliding doors.

Bedroom 2: 3.36m x 3.18 m (11.02 ft x 10.43 ft)

This double bedroom comes with fitted wardrobes, air conditioning, and a ceiling fan. Double aspect windows allow natural light flow.

Bedroom 3: 2.56m x 4.69m (8.39 ft x 15.38 ft)

A double air conditioned room featuring plenty built in wardrobes, double French windows and double glass sliding doors which lead onto a lovely terrace overlooking the private pool and sunbathing terrace area. A ceiling fan completes the setting.

Family / guest bathroom: 2.03m x 3.16m (6.66 ft x 10.36 ft)

A good sized bathroom complete with a shower, w/c and wash basin and a heated towel rail.

First floor:

Master Bedroom: 3.8m x 4.1m (12.46 ft x 13.45 ft)

This spacious master bedroom comes with fitted wardrobes, air conditioning, and a ceiling fan. Enjoy access to a luxury corner terrace boasting views of the beautiful Mediterranean coastline and Ravine drop, 6 solar panels located on the rear terrace. The bedroom also benefits from an en-suite bathroom for added comfort and convenience.

En-suite: 1.91m x 2.91m (6.26 ft x 9.54 ft)

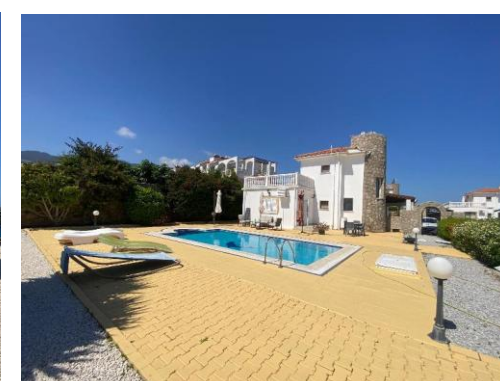
Again a good sized bathroom, fitted with a WC, wash basin, shower unit and a heated towel rail.

Rental potential:

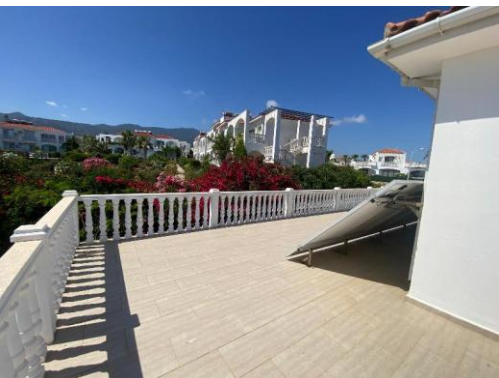
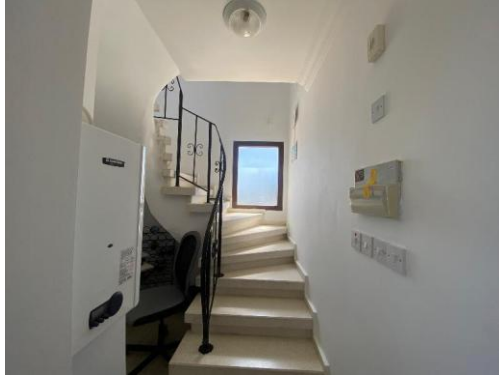
Short term holiday let approx. £250 per night high season

Long term rental approx. £1700 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.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

Busy Bees Estate Agents Ltd is licensed to trade in estate agency and real estate within the TRNC. Government Register No. 066