



# Busy Bees Estate Agents Ltd



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## PRIME COASTAL VILLA, 3 BEDS, PRIVATE POOL, SEA VIEWS AND SOLAR ENERGY IN BAHCELI



**£425,000**

- **Individual title deed**
- **Approx 650m2 plot + approx. 160m2 villa**
- **3 Bedrooms, 2 bathroom**
- **Master + en suite first floor + uninterrupted sea view terrace**
- **2 beds located on the ground floor**
- **12 solar panel+ approx. 16hours backup batteries**
- **Private swimming pool with sunbathing terrace**
- **Extensive covered and open terracing**
- **Sperate lounge with fire place**
- **Kitchen / diner with utility area**
- **Furniture and white goods**
- **Air conditioning + ceiling fan+ flyscreens throughout**
- **Garage, stone BBQ and Various trees**
- **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 cafés close by**
- **Health center and pharmacy close by**
- **Approx 5 minute drive to Esentepe village filled with more amenities**
- **New Marina approx. 7 minute drive**
- **Korenium 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: HP3451 KF**

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

Among these beautiful homes, we are delighted to present this elegant frontline villa — a retreat designed for modern luxury living.

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 clear uninterrupted views of the blue Mediterranean Sea coastline.

The lounge is both elegant and inviting, featuring a charming, curved design filled with large sliding doors that open onto the wraparound sea and private pool view terrace, and a cosy fireplace perfect for the cooler months. This bright living area flows into a well-equipped kitchen and dining area, which includes ample work surfaces, plenty of storage, and a practical utility area. Again, double sliding windows and additional French doors allow plenty of natural light and this time open onto a semi covered terrace combining indoor / outdoor living, creating another wonderful spot to enjoy views of the private pool and surrounding landscape.

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, enclosed garage, and additional garden gates that lead through the landscaped pathways to the rear of the property. Here, you'll find a beautiful private Roman-end swimming pool surrounded by a spacious sunbathing terrace — the perfect setting to relax, unwind, and enjoy the Mediterranean sunshine.

A particularly valuable feature of this home is its energy efficiency. The property is equipped with 12 solar panels, supported by a backup battery system, helping to significantly reduce electricity costs while providing reliable power throughout the year.

## **The property:**

### **Down-stairs**

#### **Lounge – 5.00m x 5.15m (16.40 ft x 16.90 ft)**

This spacious lounge features a fitted air conditioning unit, a fireplace to keep warm during the cold winter days, and a ceiling fan for added comfort. A patio doors open onto a covered terrace with stunning views of the pool and the sea.

#### **Kitchen/ Diner – 3.77m x 7.2 m ( 12.37 ft x 23.62 ft )**

The separate kitchen/diner is fully fitted and comes complete with an oven and hob, dishwasher, and fridge freezer. A door leads directly onto the covered terrace, while the washing machine is conveniently located in a small utility area.

#### **Bedroom 2 – 2.56m x 4.51 m ( 8.40 ft x 14.80 ft )**

This bedroom comes with fitted wardrobes, air conditioning, and a ceiling fan. Patio doors open onto a small terrace with stunning views of the seafront

#### **Bedroom 3 – 2.88m x 3.17m (9.45 ft x 10.40 ft )**

This bedroom is furnished with two single beds and comes complete with fitted wardrobes, an air conditioning unit, and a ceiling fan for added comfort.

### **Up-stairs**

#### **Master Bedroom – 3.66 m x 3.83m (12.01 ft x 12.57 ft )**

This spacious master bedroom comes with fitted wardrobes, air conditioning, and a ceiling fan. Enjoy beautiful sea views from the room, with patio doors opening onto a spacious terrace offering stunning 360-degree views of the sea and surrounding area. The bedroom also benefits from an en-suite bathroom for added comfort and convenience.

#### **En-suite – 1.98m x 2.68m (6.50 ft x 8.79 ft )**

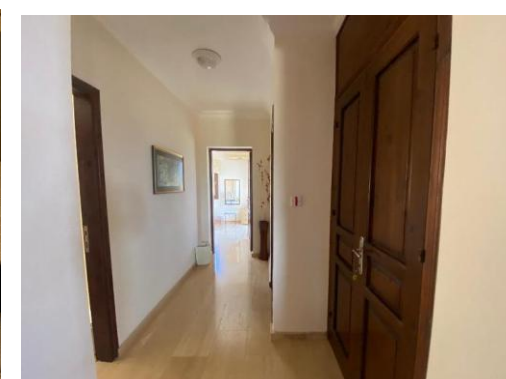
Fitted with a WC, basin and a bath

**Rental potential:**

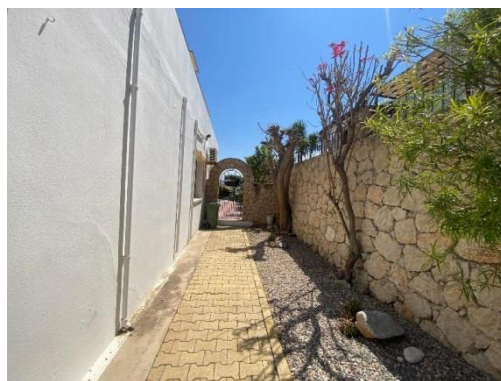
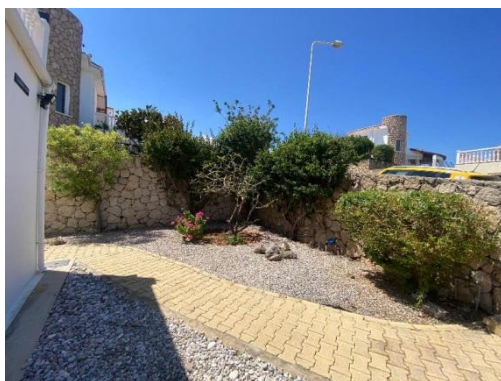
Short term holiday let approx. £250 per night high season

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.



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