



NORD IDEAL BAU

**Exclusive Newly Built Luxury Villas in
the Prestigious Bellapais/Ozanköy Area**





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Key Property Details (Per Villa)

Property No.	IM23-300626-2
Property Type	Villa
Year Built	2025
Condition	New
Location	Ozanköy, 99320 Girne (Kyrenia), Northern Cyprus
Living Area	approx. 280 sqm
Plot Size	approx. 700 sqm
Number of Floors	2
Number of Rooms	4+1
Number of Bedrooms	4
Number of Bathrooms	3
Furnishing	Fully, luxuriously furnished
Parking Spaces	2 parking spaces
Balcony	Yes
Terrace	Yes
Other Features	Pool, Large Upper Terrace
Energy Certificate	Not required



The Property as an Investment (Per Villa)

Purchase Price (Negotiable)	GBP 1,100,000
Rental Income / Month	GBP 7,700
Ancillary Costs / Month	approx. GBP 100
Rental Income Less Ancillary Costs / Year	GBP 91,200
Taxes on Rental Income / Year	8%
Rental Income After Taxes / Year	approx. GBP 83,904
Net Yield / Year	approx. 7.6 %



Description

Located in one of the most exclusive and sought-after residential areas of Northern Cyprus, these exceptional newly built luxury villas offer approximately 280 sqm of living space on 700 sqm plots. Completed in 2025, each villa combines contemporary architecture, premium construction quality, and a thoughtfully designed layout that meets the highest standards of comfort and elegance.

Each villa features a spacious open-plan living and dining area with a modern kitchen, one bedroom, and one bathroom on the ground floor. The upper floor offers three additional bedrooms, including a master suite with an en-suite bathroom, a further bathroom, and a generous full-width terrace extending across the entire front of the villa.

The private outdoor area includes a 5 × 10 metre swimming pool, spacious terraces, and a landscaped garden, creating the perfect setting for luxurious Mediterranean living. A modern heat pump and air conditioning ensure year-round comfort.

All villas are fully completed and currently leased on a long-term basis, generating attractive rental income and making them an excellent choice both as a prestigious private residence and as a high-quality investment with attractive returns.

Whether as an individual investment or as part of a larger real estate portfolio, these newly built luxury villas represent a rare opportunity to invest in one of the most prestigious locations in Northern Cyprus.



Location

The villas are situated in the prestigious residential district of Ozanköy, near Kyrenia (Girne). Due to their immediate proximity to the historic village of Bellapais, the area is often associated with the renowned Bellapais district, although it is officially part of Ozanköy.

The charming village of Bellapais, famous for its historic abbey, elegant restaurants, and stylish cafés, is just a few minutes away. The vibrant centre 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 an exclusive residential setting, excellent infrastructure, and close proximity to both Bellapais and Kyrenia makes this one of the most desirable addresses in Northern Cyprus. Whether as a primary residence, holiday home, or investment property, this location perfectly combines Mediterranean living, long-term value, and an exceptional quality of life.



Features – Modern Living at Its Finest

The newly built luxury villas impress with their high-quality construction, contemporary architecture, and timeless design. Large windows flood the interiors with natural light, creating bright and inviting living spaces while seamlessly connecting the indoor and outdoor areas.

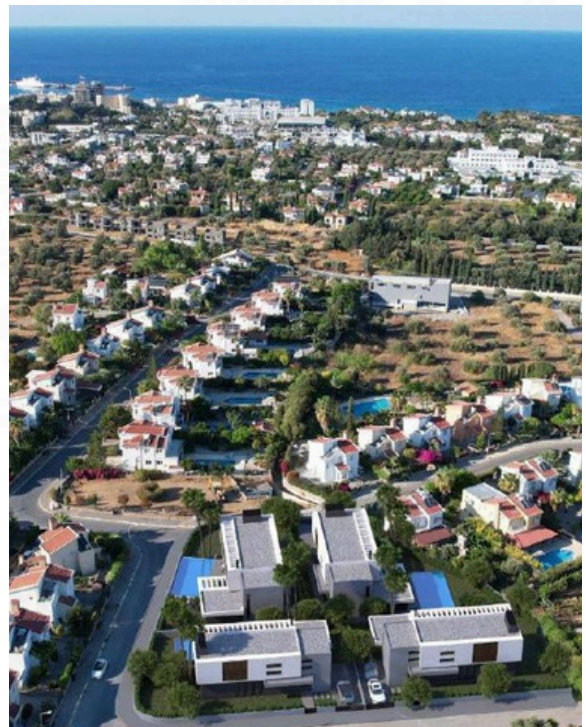
A standout feature is the spacious upper-floor terrace extending across the full width of the villa, providing the perfect space for outdoor relaxation. The private 5 × 10 metre swimming pool, generous terraces, and landscaped garden create an ideal setting for luxurious Mediterranean living.

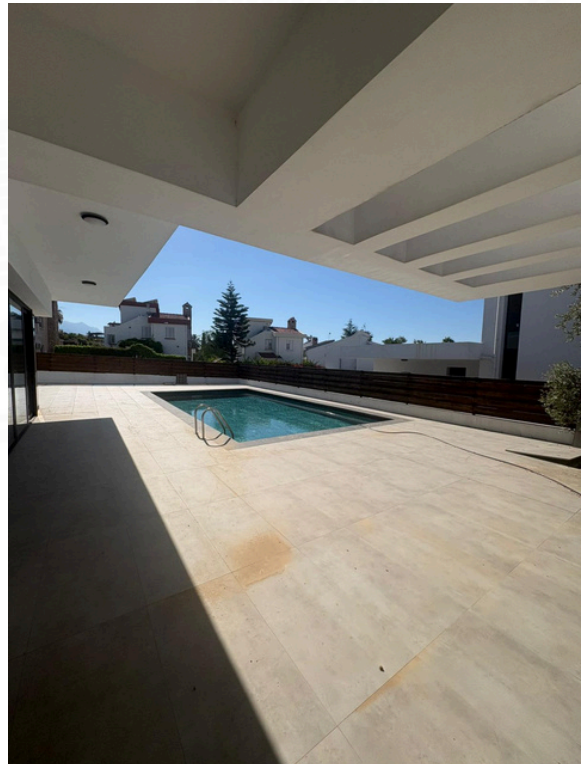
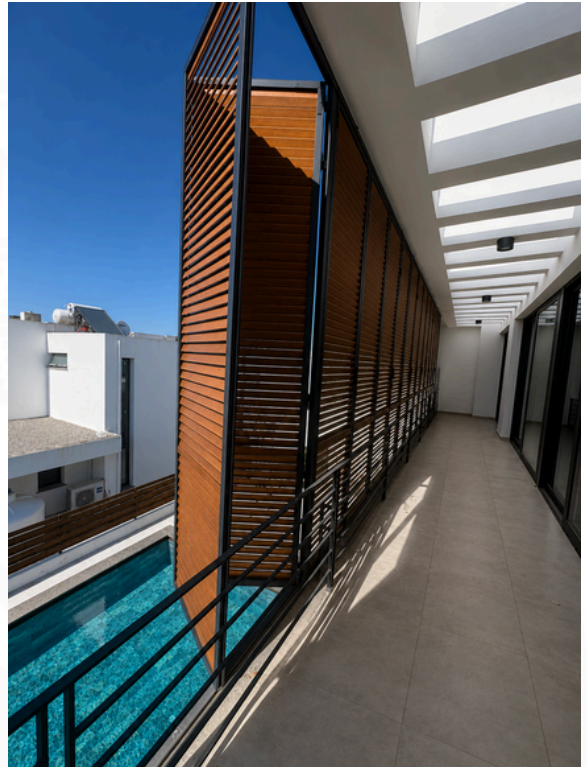
A modern heat pump and air conditioning ensure a comfortable indoor climate throughout the year, combining efficient technology with outstanding living comfort.

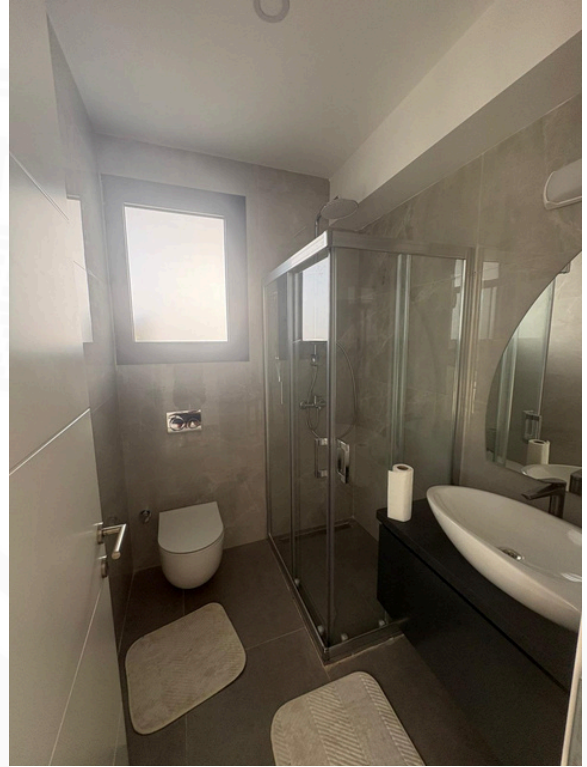
The harmonious combination of modern architecture, premium materials, and exclusive outdoor amenities gives these villas their distinctive character and meets the highest standards of stylish contemporary living.



Impressions









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