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LUXURY 3 BEDROOM 3 BATHROOM VILLA WITH PLENTY OUTDOOR SPACE, SEA VIEWS + PRIVATE POOL IN ESENTEPE



£395,000

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| <ul style="list-style-type: none">• Shared title deed in owner's name• 3 double bedrooms, 3 bathrooms• 220m2 villa + 1000m2 plot (Estimated)• Master bedroom + en suite• 1 bedroom + 1 bathroom on the ground floor• Separated kitchen, lounge and dining room• White goods and air conditioning throughout• Furniture negotiable• Living area with log burner• 10 x 5 private swimming pool with sun terrace• Garden shed, BBQ• Extensive covered and open terracing• Private driveway and gated entry• Various fruit trees | <ul style="list-style-type: none">• Esentepe beach + beach restaurant est. 3 minute drive• Supermarkets and amenities 3-7 minute drive• Esentepe village with restaurants, bars, café, beleidyasi, pharmacy + more just a short 2 min drive• Korenium Golf and Beach club est. 7 minute drive• New Esentepe Marina est. 7 minute drive• Kyrenia City Center and harbor est. 25 minute drive• Famagusta City Center est. 45 minute drive• Laranca airport est. 80 minute drive• Ercan airport approx. 60 minute drive |
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Within moments from the beautiful Esentepe coastline, set on a private and family friendly residence this exceptional 3-bedroom, 3-bathroom luxury villa offers privacy, generous living space, and breathtaking sea views. Occupying approximately just under one donum of land, the property enjoys an impressive outdoor setting designed for both relaxation and entertaining.

The beautifully landscaped grounds are filled with mature manicured gardens, fruit trees, and multiple outdoor living areas. A large 10 x 5 Roman-end swimming pool takes centre stage, complemented by spacious sun terraces and a covered private parking area positioned separately from the poolside for added convenience. There is also a covered seating terrace and an additional shaded pergola lounge, creating inviting spaces to enjoy the Mediterranean climate. An expansive first-floor terrace offers even more outdoor living, with panoramic sea views and ample space for entertaining or simply unwinding.

Inside, the villa is equally impressive, combining traditional charm with a spacious, practical layout. The ground floor features a separate fully fitted kitchen with abundant cupboard space, generous work surfaces, and lovely views across the pool terrace towards the sea. An elegant archway leads through to the main lounge, where large sliding doors open directly onto the covered pool terrace, creating seamless indoor-outdoor living. The lounge also includes a marble fireplace and log burner, adding warmth and character during the cooler months.

A second archway opens into a separate formal dining room, complete with a large dining area and built-in storage, making it ideal for family gatherings or entertaining guests. Also on this level is a spacious double bedroom with fitted wardrobes, perfect for guests or those preferring ground-floor accommodation, alongside a fully equipped family bathroom and a practical utility area.

Upstairs, two further double bedrooms offer a bright and characterful atmosphere, enhanced by traditional high wooden beamed ceilings. Both bedrooms open onto the extensive shared sea-view terrace, while the master bedroom also benefits from its own private en-suite bathroom.

Combining a highly desirable location, generous plot size, beautiful outdoor amenities, and timeless design, this villa presents an outstanding opportunity as a permanent residence, exclusive holiday retreat, or investment property in one of Northern Cyprus's most sought-after coastal regions.

HP REFERENCE: HP3445 KS

The property:

Downstairs

Kitchen: 3.52m x 4.3m (14.82 ft x 14.10 ft)

A wonderful space for those who enjoy spending time in the kitchen, this bright and spacious area is filled with natural light thanks to the abundance of windows, all perfectly framing views of the private pool and the sparkling Mediterranean Sea beyond. The kitchen provides ample cupboard storage and generous worktop space, making it ideal for keen cooks and entertaining alike. A ceiling fan and door to a covered terrace complete the setting.

Living area: 6.49m x 4.31m (21.29 ft x 14.14)

Again, another spacious and bright room providing access to the covered pool view terrace via sliding doors, featuring a marble fireplace display and a log burner.

Dining room: 3.68m x 3.31 (12.07 ft x 10.85 ft)

Accessible from the lounge seamlessly separated by a lovely archway, complete with built in wardrobes and double windows allowing natural light to flow through. This room could also act as an office space if needed.

Bedroom 3: 4.71m x 3.9m (15.45 ft x 11.12 ft)

A double air-conditioned room located on the ground floor with built-in wardrobes and double windows.

Cloakroom: 2.08m x 2.08m (6.82 ft x 6.82 ft)

Serves the ground floor complete with WC, Basin and a shower

First floor:

Master Bedroom: 3.98m x 3.51m (13.05 ft x 11.51 ft)

This generously sized and air-conditioned master bedroom features a high wooden beamed ceiling, built in wardrobes and provides access to a luxurious terrace which flaunts views of the property's well-manicured gardens, pool area and the blue Mediterranean Sea. A private en suite completes the setting.

***En-suite* 2.15m x 2.14m (7.05 ft x 7.05 ft)**

Fully equipped with w/c, wash basin and a shower.

Bedroom 2: 3.05m x 3.30m (10 ft x 10.82 ft)

A double air-conditioned room with high wooden beamed ceilings and sliding doors which open onto the first floor's luxury sea and pool view terrace.

Family Bathroom: 1.67m x 4.31m (5.47 ft x 6.82 ft)

Serving the first floor the family / guest bathroom comes with a bath, wash basin and a W/C.

Rental potential:

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

Long term rental approx. £1750 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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