



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Esentepe Branch, Telephone 0090 533 889 6563
Kyrenia, Alsancak branch 0090 539 117 24 40

Email: info@busybeesestateagents-cyprus.com

www.busybeesestateagents-cyprus.net

SECOND ROW 3 BEDROOM 2 BATHROOM VILLA IN BAHCELI WITH PRIVATE POOL AND SEA VIEW



£375,000

- **Individual Title deed**
- **3 double bedrooms, master en suite + family bathroom**
- **Approx 160m² villa + approx. 700m² plot**
- **Master bedroom + en suite on first floor**
- **2 bedrooms located on the ground floor**
- **Separated kitchen and living area**
- **Being sold furnished with white goods**
- **Living area with fireplace**
- **10 x 5 private swimming pool with sun terrace**
- **Garden shed, BBQ**
- **Extensive covered and open terracing**
- **Private driveway and gated entry**
- **Lemon fruit tree**
- **Satin Bay beach and beach restaurant approx. 7 minute drive**
- **Big supermarket approx. 5 minute drive**
- **Restaurants / bars and more amenities situated along the coastline**
- **Korenium Golf and Beach club approx. 15 minute drive**
- **New Esentepe Marina approx. 10 minute drive**
- **Kyrenia City Center and harbor approx. 35 minute drive**
- **Famagusta City Center approx. 40 minute drive**
- **Laranka airport approx. 80 minute drive**
- **Ercan airport approx. 60 minute drive**

HP REFERENCE: HP3430 KF

Located in the sought-after coastal region of Bahçeli, this beautifully maintained 3-bedroom, 2-bathroom detached villa sits just one row behind the seafront, offering an exceptional opportunity to own a home in one of the area's most desirable locations. Upon entering, you are welcomed by a bright and airy foyer providing access to all ground floor rooms, including two spacious double bedrooms with built-in wardrobes, a family/guest bathroom, a fully equipped kitchen, and a separate living area. The generously sized lounge is enhanced by a charming fireplace, creating a warm and inviting atmosphere, while French doors lead onto an expansive covered terrace overlooking the private pool and garden—perfect for seamless indoor-outdoor living. One of the ground floor bedrooms also benefits from access to a quaint stone terrace with views over the private driveway. The master suite is elegantly positioned on the first floor for complete privacy, featuring a private en suite and direct access to an exceptionally large terrace boasting stunning sea views. Whether you are looking for a permanent residence, a tranquil holiday home, or a strong investment opportunity, this property truly offers the best of coastal living.

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The property:

Downstairs

Living area: 7.0m x 5.6m (22.97 ft x 18.37 ft)

A bright and airy room with plenty of space fitted with air conditioner and a fireplace .
Double glass French doors lead onto a very spacious terrace which overlooks the private pool area.

Kitchen: 3.3m x 3.0m (10.83 ft x 9.84 ft)

Fully equipped with a washing machine, fridge freezer, oven and hob, and a dishwasher, the kitchen also features a door that opens to the back side of the villa.

Bedroom 2: 3.03m x 3.0m (9.94 ft x 9.84 ft)

A good-sized room with a double bed fitted with air conditioner and a fitted wardrobe .

Bedroom 3: 3.02m x 3.08m (9.91 ft x 10.10 ft)

A double air-conditioned room with built-in wardrobes and a door that provides access to the front of the house, offering sea and pool views

Family Bathroom: 2.3m x 2.6m (7.55 ft x 8.53 ft)

Fitted with WC , Basin and a shower

First floor:

Master Bedroom : 3.1m x 4.7m (10.17 ft x 15.42 ft)

This beautiful master suite features a built-in wardrobe, air conditioning, and a private en suite. It also has French sliding doors that provide private access to a large terrace, which flaunts stunning views of the sea and the pool area.

En-suite 2.7m x 1.8m (8.86 ft x 5.91 ft)

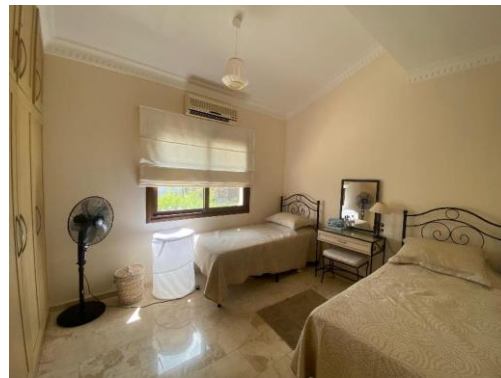
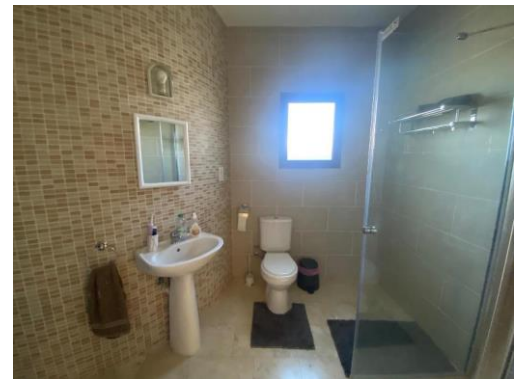
Fitted with a WC, basin and a shower

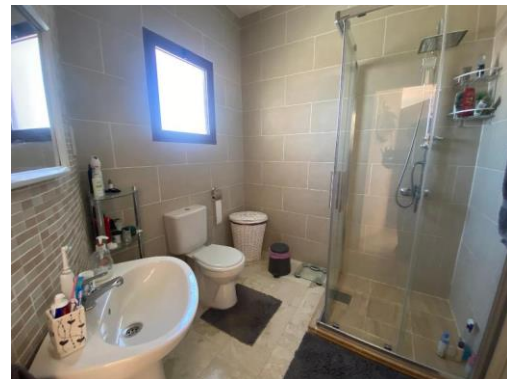
Rental potential:

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

Long term rental approx. £1500 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 Erchan 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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