

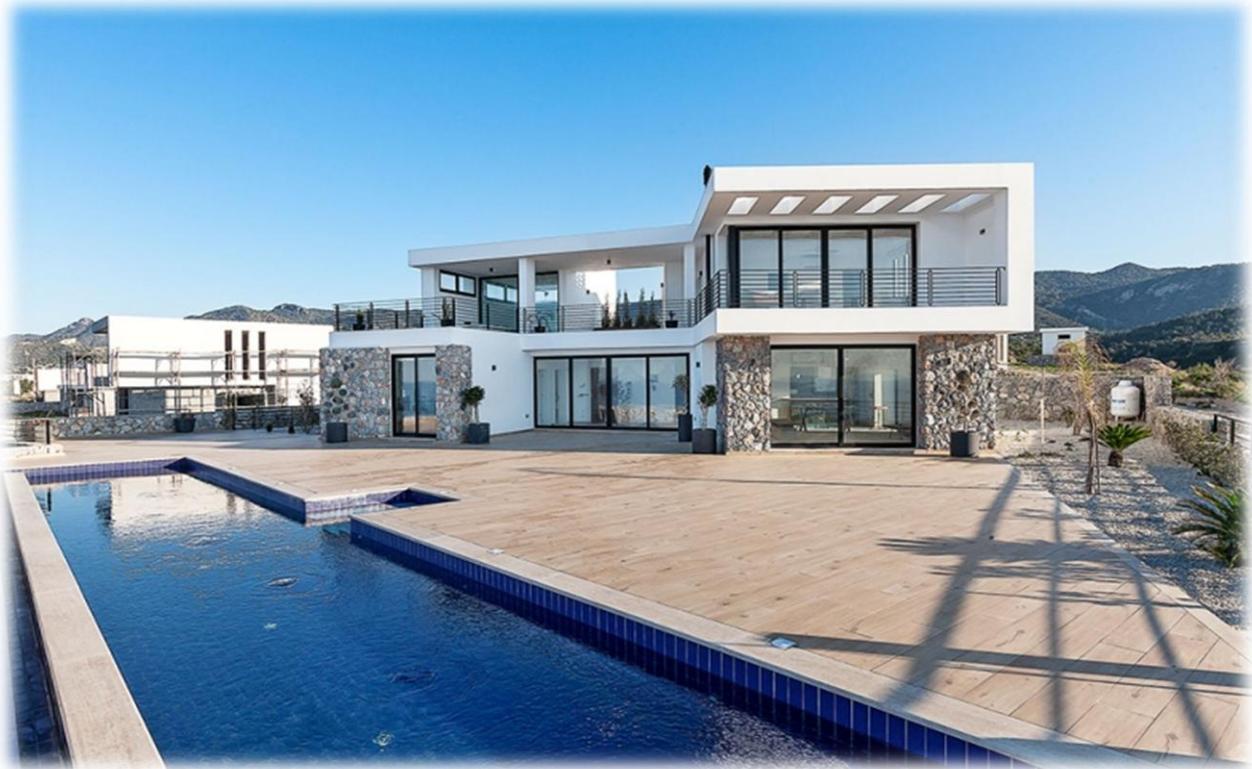


Busy Bees Estate Agents Ltd.



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SEASIDE OFF PLAN 3 BEDROOM 4 BATHROOM DETACHED VILLA FOR SALE WITH POOL IN BAHCELI



ONE LEFT! £540,000 + VAT

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| <ul style="list-style-type: none">• Individual title deeds when ready + vat• 3 Bedrooms 4 bathroom approx. 180m2 living area + 630m2 plot• Private garden and pool area• Central heating and built in wardrobes• 3 en suites plus family / guest bathroom• Private complex with just 20 individual villas• Flexible interest free stage payments and completion• 8x4 private pool• Exterior already completed, choose your own interior design | <ul style="list-style-type: none">• Within approx. 10 minute walk to Bahceli beach• Approx 5 minutes' drive to Esentepe beach and beach club• Korenium golf and beach retreat approx. 10 minute drive• Supermarket approx. 5 minute drive• More restaurants and amenities close by• 25 minutes' drive into Kyrenia town center and Girne harbour• Approx 90 minutes' drive from Larnaca Airport• Approx 60 minutes' drive from Ercan airport |
|--|---|

Reference No: CH019 – 3d

This elegant boutique complex of just 20 villas is ideally located within walking distance of the beautiful Bahçeli coastline. Each villa is designed for luxury and comfort, offering 3 spacious

bedrooms all with private en suites, an additional family bathroom, and a generous open-plan living and kitchen area complemented by extensive outdoor space.

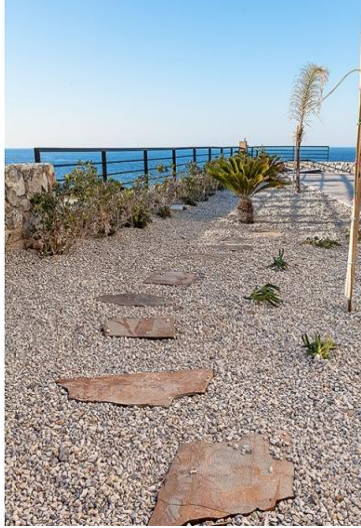
Two of the bedrooms are conveniently located on the ground floor with direct access to the private garden and pool, while the master suite occupies the first floor, featuring an impressive terrace with stunning Mediterranean Sea and mountain views.

The exterior of each villa is already completed, with interiors finished upon the purchaser's request within approximately 6 months. A flexible, interest-free stage payment plan is available, allowing buyers to work alongside the developer's interior design team to create a bespoke home.

With amenities close by, these villas are ideal as a holiday retreat, investment, or permanent residence. Only 1 property remains—early viewing is highly recommended.

The Gallery:







Floor plan:

TİP A (3 YATAK ODALI)

TOPLAM BİNA ALANI: 183m²



ZEMİN KAT PLANI
ALAN : 133.5m²



BİRİNCİ KAT PLANI
ALAN : 49.5m²

The Area:

Esentepe / Bahceli

Bahceli is only a few minute's drive from the new 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 Metehan 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 foothills of the Besparmak mountain range are great for wintertime walks.

Popular Area Attractions:

- Tarot bar and restaurant on site
- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe belediyesi beach
- Hilltown beach club
- 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 restaurants/ bars including: Hilltown, Gloria Jeans, Bella beach bar, Tarot cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cnegiz restaurant, The old barn, Double Jemini, Joya and many more.

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