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DETACHED 3 BED 3 BATH VILLA WITH SPACIOUS GARDEN, JACUZZI + SEA VIEWS + COMMUNAL POOL IN BAHCELI



£249,950

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| <ul style="list-style-type: none">• Individual title deed when ready + 5% vat• 3 bedroom 3 bathroom villa, 650m² plot + 140m² villa (estimated)• 1 bedroom + bathroom located on the ground floor• Master bedroom with en suite + second bedroom + additional bathroom on first floor• Furniture and white goods included• New modern white goods• Inverter air conditioning units throughout• Separate lounge / kitchen / diner• Outdoor jacuzzi + garden shed / hammok• 10 ton water tank• Private car park• Downstairs covered and open seating areas /spacious first floor sea view terrace | <ul style="list-style-type: none">• Short walking distance from the Mediterranean shoreline• On site communal pool and gym• Closest restaurant approx. 5 minute walk• Supermarket approx. 5 minute drive• Esentepe beach and beach club approx. 6 minute drive• Within approx 7 minutes' drive from Esentepe beach• Approx 15 minute drive to Korenium Golf and Beach club• Bars and restaurants close by• Approx 35 Minute Drive to Kyrenia Town Centre• Ercan airport approx. 50 minute drive• Larnaca airport approx 90 minute drive |
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HP Reference: HP3466

Located just moments from the beautiful Mediterranean shoreline, this very well-maintained home enjoys a peaceful position within a family-friendly community. Set on a large private plot and benefiting from on-site facilities including a communal pool and gym, the property offers a wonderful combination of comfort, outdoor space and convenience, with the coastline just a short distance away.

The property offers generous living accommodation across two floors, featuring three double bedrooms. One bedroom is conveniently located on the ground floor, making it ideal for those who may prefer to avoid stairs, with a guest/family bathroom situated nearby. The remaining two bedrooms are located on the first floor, including the impressive master bedroom which benefits from a private en-suite bathroom and direct access to a large terrace boasting beautiful sea views. The second first-floor bedroom is also served by a separate family/guest bathroom.

Downstairs, the spacious lounge and dining area is filled with natural light through numerous windows and large glass sliding doors, which open directly onto the generous covered garden terrace. This creates a seamless connection between the indoor and outdoor living spaces while allowing the garden views and natural breeze to flow through the home. The separate kitchen is positioned on a split level, providing a degree of privacy from the main living area. Generously sized, it offers plenty of cabinetry and a modern workspace, with brand-new white goods installed earlier this year.

Outside, the property sits within a large private plot offering plenty of space for outdoor seating and entertaining. A fantastic pergola with a private jacuzzi provides the perfect setting to relax and unwind while enjoying the Mediterranean climate, or to entertain family and friends. Private parking is also available.

With excellent on-site amenities, the beautiful coastline within easy walking distance and generous indoor and outdoor living spaces, this property would make an excellent investment opportunity, whether as a holiday home, rental investment or your very own sunny home abroad.

Contact us today to arrange your viewing!

Buy to Let Rental Potential:

Short term rental Approx £100 per day

Long-term rent approx. £1200 per month

Maintenance £65 per month

The property

Ground floor:

Kitchen - 2.91m x 3.02m / 9.55 ft x 9.91

This separate kitchen is fully fitted with granite worktops and comes equipped with a washing machine, freezer, oven, hob, and dishwasher. It also features an opening overlooking the lounge, creating a bright and sociable space while maintaining a separate kitchen layout.

Lounge - 8.54m x 4.13m / 28.02 ft x 13.55 ft

This spacious lounge is bright and airy, featuring air conditioning and ample space with a dining area. It boasts three patio doors that open onto a covered terrace, creating a seamless flow between the indoor and outdoor living spaces.

Downstairs bathroom- 2.35m x 1.71m / 7.71 ft x 5.61 ft

Fitted with Wash basin, WC and shower.

Bedroom 2 - 2.8m x 3.65m / 9.19 ft x 11.98 ft

This downstairs bedroom features a fitted wardrobe, air conditioning, and a window that provides plenty of natural light, creating a comfortable and inviting space.

First floor:

Master bedroom 2.96m x 3.90m/ 9.71 ft x 12.80 ft

The spacious master bedroom features fitted wardrobes, air conditioning, and patio doors that open onto a spacious terrace which is shared with the third bedroom with sea views. It also benefits from a modern en-suite bathroom, providing a comfortable and relaxing retreat.

En-suite - 2.0m x 1.85m/ 6.56 ft x 6.07 ft

Fitted with a wash basin, WC and shower

Bedroom 3 -2.75m x 2.95m/ 9.02 ft x 9.68 ft

This bright and spacious bedroom features a fitted wardrobe and air conditioning. A patio door opens onto a shared terrace with the master bedroom, where you can enjoy beautiful sea views.

Family bathroom

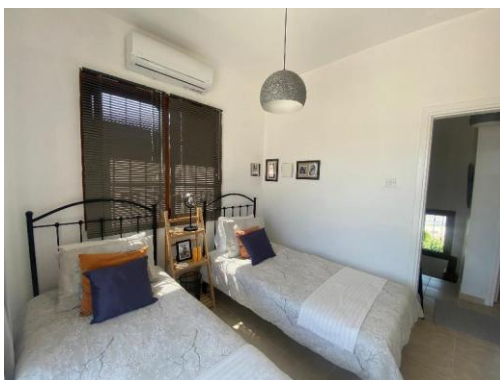
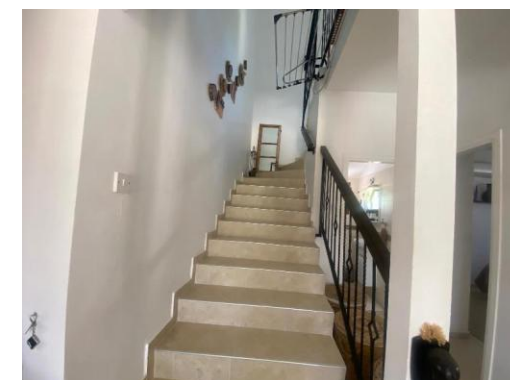
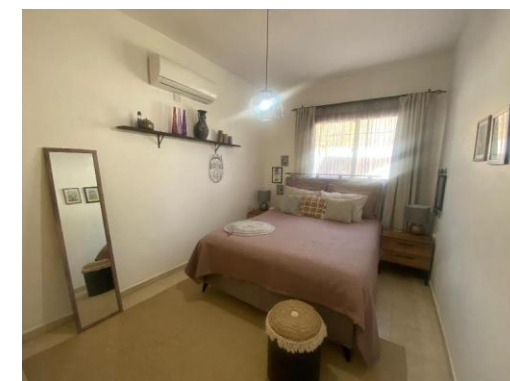
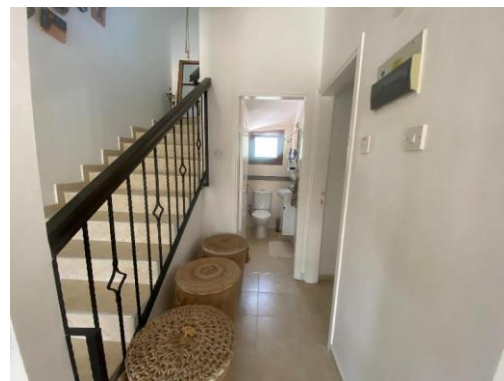
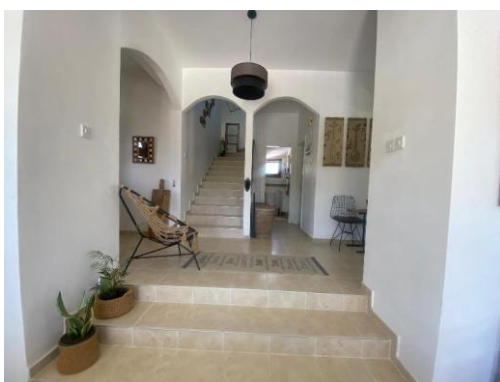
Fitted with Wash basin, WC and bath

Outside

- Private low maintenance landscaped gardens with various trees
- Hammock
- Garden shed
- Hot tub
- Outdoor seating areas
- Private car park
- Traditional stone boundary walls

The Gallery:









The area:

Bahceli is only a few minutes' 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 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, Juleyman's, Charlie's baa, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Jemini, Joya and many more.



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