



## Luxury 4 Bed Villa For sale in Kyrenia North Cyprus



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingtalan:	Eladó
Ár:	USD 3,720,742.47

### Elhelyezkedés

Ország:	Cyprus
Irányítószám:	99320
Feladta:	2025. 12. 02.

Leírás:

Luxury 4 Bed Villa For sale in Kyrenia North Cyprus

Esales Property ID: es5554887

Sımr Sokak,

Ozanköy

99320

Kyrenia

North Cyprus

Price in Pounds £2,850,000

Architectural Masterpiece and Eco-Luxury Villa in Kyrenia, North Cyprus



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This magnificent, luxury four-bedroom villa, situated between the sought-after locations of Ozanköy and Çatalköy in Kyrenia, represents the pinnacle of Mediterranean living. The residence features a striking design crafted by a renowned architectural firm celebrated for its work on five-star luxury hotels. This expertise is evident throughout the property, which seamlessly combines grandeur with warmth, creating a relaxed yet sophisticated atmosphere reminiscent of a high-end boutique hotel—perfect for a comfortable, stylish, and long-term stay. The total area of the land is a generous 1,730 m<sup>2</sup>, with an impressive 744.60 m<sup>2</sup> of net usable area inside the house, all constructed with a Florida architectural design tailored for luxurious living in a Mediterranean climate.

The villa is an exemplar of cutting-edge energy efficiency and climate control, affectionately dubbed a 'thermos house' by its architects due to its exceptional insulation properties: effectively retaining warmth in winter and remaining naturally cool in summer. This is achieved through a comprehensive thermal insulation system, including a 10 cm layer on the roof implemented using high-quality materials from the German BRAAS Roof Systems. Further enhancing the climate control are premium German REHAU brand windows, which provide superior insulation against temperature, humidity, and dust. Energy autonomy is a top priority, with the villa generating all its energy needs via a state-of-the-art solar energy system (including a HUAWEI inverter, 15kW battery, and smartguard backup) that is even powerful enough to charge two SUV electric vehicles. This system is supplemented by a 25 KW diesel generator and a 45KVa regulator to protect against grid fluctuations.

The property's mechanical infrastructure ensures uncompromising comfort and water purity. Heating and cooling are managed by a highly efficient Swedish NIBE heat pump, a leading manufacturer in the sector. In the winter, the house benefits from cozy underfloor heating, while summer cooling is provided by super-quiet Italian Sabiana-Whisper fan coils that operate independently in each room, cooling with water to maintain a comfortable, non-drying air quality. The NIBE system also supplies instant hot water via a recirculation line. Furthermore, the water quality is outstanding, managed by a main water filtration and softening system, supplemented by an ultraviolet filter to eliminate bacteria, with a special filtration system reserved for drinking water.

The exterior grounds are equally luxurious, highlighted by the magnificent 6.5m x 12m self-overflow swimming pool. This pool utilizes a fully automated salt chlorine generation system from the Spanish brand BS Pool, which not only automatically adjusts the pH but also generates natural chlorine from salt, maintaining the best health conditions for the water without harsh chemicals. Safety is paramount, with R11 non-slip porcelain tiles chosen for the walking surfaces. The pool water itself is exceptionally clear due to the use of highly efficient glass media in the filtration system. The property's setting is idyllic, offering serene views of the surrounding mountains and lush greenery, notably boasting a magnificent, inspiring view of the nearby Bellapais Monastery, enhancing the property's unique charm and location.

The living spaces are finished to an exquisite standard, reflecting a commitment to luxury and bespoke design. All four bedrooms function as elegant suites, each featuring its own en-suite bathroom and furnished with custom-made furniture from high-quality luxury brands like Fatih Kral Mobilya. The flooring mixes oak colour rustic plank laminated parquet in the bedrooms with elegant Marble in the main floor corridor, kitchen, and living room. Walls are finished with lacquered wood veneer and satin paint, while the living room features stunning wooden oak panelling with hidden lighting in the ceilings. The highly functional kitchen is equipped with top-tier appliances from Miele and Liebherr,



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complemented by Neolith porcelain surfaces. The two separate living spaces (Living Room: 43.78m<sup>2</sup> and Kitchen/Dining: 31.54m<sup>2</sup>) can be separated by a beautiful door, offering versatile entertaining options.

The villa offers exceptional security and cutting-edge home automation. The entire perimeter is monitored 24/7 by 12 Hikvision cameras equipped with facial recognition technology, integrated with a Hikvision Pro Series alarm system. Access is controlled by premium German HÖRMANN doors, including a high-security, thermally insulated main entrance door with an online management system. All essential systems—including lighting, the heat pump, pool motor, and room thermostats—can be managed remotely via the Italian Bitichino NETATMO and Nuki lock automation systems, providing full control and monitoring whether the owner is home or abroad. The functional layout also includes essential spaces such as an air-conditioned, closed car parking area for two vehicles (with open parking for 4-6 more), a large 104m<sup>2</sup> veranda, and multiple expansive attic storage areas, ensuring every functional need is met with absolute luxury.

## ABOUT THE AREA

Kyrenia, known as Girne in Turkish, is arguably the most beautiful and vibrant coastal city in the Turkish Republic of North Cyprus. Nestled between the gentle slopes of the Kyrenia mountain range and the sparkling waters of the Mediterranean Sea, the city boasts a spectacular natural setting. It is famed for its charming horseshoe-shaped harbour, which is lined with historic stone buildings, restaurants, and cafés, making it the social heart of the city. The mild, sunny Mediterranean climate and the distinct blend of natural beauty and historical architecture make Kyrenia a magnet for tourists and expatriates alike.

The city's history is dominated by its magnificent Kyrenia Castle, a colossal fortress guarding the harbour entrance. Dating back to the 7th century, the castle has been modified by various rulers, including the Byzantines, Lusignans, and Venetians, creating a complex structure rich in history. Within its walls, visitors can explore the famous Shipwreck Museum, which houses the preserved wreckage of a 4th-century BC Greek merchant ship—the oldest shipwreck recovered from the sea. Just a short drive outside the city lies another historical gem, Bellapais Abbey, a stunning example of Gothic architecture perched high on the mountainside, offering breathtaking views of Kyrenia and the coast.

Kyrenia serves as the cultural, economic, and tourism capital of North Cyprus. Beyond the historic harbour and castle, the town offers a cosmopolitan atmosphere with modern hotels, casinos, shops, and a lively nightlife, seamlessly blending the old with the new. The surrounding coastline is dotted with numerous small coves and beaches, ranging from golden sand to shingle, offering excellent swimming and sunbathing opportunities. The foothills of the Kyrenia mountain range provide fantastic hiking trails and access to further historical sites like St. Hilarion Castle, completing the diverse appeal of the region.

For travelers, the most convenient point of entry is Ercan International Airport (ECN), which is the nearest and primary airport serving North Cyprus. ECN is located approximately 30-40 kilometers southeast of Kyrenia, with the driving time usually taking around 30 to 45 minutes. While Ercan handles numerous flights, primarily from Turkey, those traveling from other international destinations may occasionally find it necessary to connect via a Turkish city (like Istanbul or Antalya) before landing at ECN.



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## MAiN FEATURES:

- \* 745m<sup>2</sup> of living space
- \* 1730m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* Office
- \* Laundry Room
- \* Living Room
- \* Mechanical Room
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of North Cyprus
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Gyakori**

Hálósobák:	4
Fürdőszobák:	4
Kész négyzetméter:	744 nm
Telekméret:	1730 nm

### **Utility details**

Heating:	Yes
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### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX7.984.410
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