



Bahçeli

Price **£749,950**

Contemporary Seafront Villa for Sale in Bahçeli

If you're searching for a villa with true wow factor right by the sea, this exceptional property is not to be missed. This beautifully designed home offers 3 spacious bedrooms and a large open-plan lounge, kitchen, and dining area, perfectly blending modern living with comfort and style.

Ground Floor

A bright, north-facing open-plan living space features a striking fireplace and floor-to-ceiling doors that open directly onto the garden, terraces, and pool area. The bespoke kitchen and dining area are seamlessly integrated, creating an ideal space for both relaxing and entertaining, while the separate utility room adds practicality and additional

Entrance Hall

20'0" x 7'3" (6.10 x 2.22)

North facing wooden door entrance, north & south facing window aspects.

Open Plan Kitchen & Lounge

16'5" x 29'11" (5.01 x 9.13)

North, East, West & South facing window aspects, Sliding floor to ceiling glass doors leading to pool area,

Feature granite fireplace with integrated log burner and log storage section, ceiling Fan, FujiSun inverter air-conditioning unit,

Fully fitted kitchen with granite worktop, Arcelik oven, hob, extractor, fridge freezer & integrated dishwasher,

Master Bedroom with En-Suite

25'5" x 17'10" (7.77 x 5.46)

North facing floor to ceiling sliding glass doors leading to large private terrace with magnificent sea views,

Ceiling fan, FujiSun inverter air-conditioning unit, walk-in wardrobe,

En-Suite: Large bath tub, His & Hers basins, granite worktop, large vanity mirror, toilet unit.

Bedroom 2 with En-Suite (Downstairs)

17'3" x 12'5" (5.26 x 3.80)

North facing window aspect with stunning sea views, East facing garden door, large fitted cupboards, ceiling fan, FujiSun inverter air-conditioning unit.

En-Suite: Walk-in shower, toilet unit, pedestal basin, wall mounted mirror.

Bedroom 3 with En-Suite (Downstairs)

16'5" x 12'7" (5.01 x 3.85)

South & East facing window aspects, sliding doors leading to garden area, ceiling fan, FujiSun air-conditioning unit, large fitted wardrobes,

En-Suite: East facing window, walk-in shower, toilet unit, pedestal basin, wall mounted mirror.

Utility Room

3'9" x 6'11" (1.15 x 2.11)

Accessed from the kitchen, south facing garden door, large Utility cupboard, Samsung washing machine.

Guest W/C

3'3" x 6'0" (1.01 x 1.84)

Toilet unit, vanity basin, mirrored cupboard, extractor fan.

Staircase/Landing

17'5" x 6'7" (5.31 x 2.03)

East & West facing frosted window aspects, door leading to upper terrace, black granite staircase with iron handrail.

Upper Terrace

Large upper terrace with magnificent views of the sea, in addition an independent enclosed conservatory area.

Swimming Pool

9'10" x 32'9" (3x 10)

Beautiful elongated infinity pool, easily accessible from the lounge & garden area with plenty of surrounding terraces.

Garden Area

Low maintenance landscaped gardens with irrigation system, a variety of citrus trees.

Lots of terraces for dining and entertaining guests, private car driveway for 2 cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		