

## 4+1 Modern Villa with Pool in Girne, Ozanköy 246 m<sup>2</sup> Turkish Title Deed-OZSI

From  
£675,000

About the property:

### Discover SOLEA: Exclusive Villas in Prime Location

SOLEA, an exquisite development of 24 luxurious villas, is ideally located south of Uğur Mumcu Boulevard. Situated in a prime area, SOLEA offers unparalleled proximity to the city center of Kyrenia, the sea, prestigious hotels, private hospitals, and top schools.

### Villas Overview:

Type A Villas: 6 units | 6+1 layout | 456 m<sup>2</sup>

Type B and C Villas: 18 units | 4+1 layout | 246 m<sup>2</sup>

Features:








**Green Area:** 1540 m<sup>2</sup> of beautifully landscaped communal space

**Convenient Access:** Close to the vibrant city life of Kyrenia and the serene coastline

**Prestigious Amenities:** Easy reach to elite hotels, private healthcare, and educational institutions

SOLEA offers an exceptional living experience combining elegance, comfort, and convenience in one of Kyrenia's most sought-after locations.

## Features:

- The project is located in Ozankoy region with the most unique view of Kyrenia and has the Turkish Title Deed.
  - Type A villas have a hobby room.
  - Type C villas are (4 + 1), 246m2, 3 villas are with swimming pool and 1 villa is without.
  - All kitchens in the villas have a pantry.
  - Cast Iron Fireplace with Glass Cover.
  - 1st class floor ceramic tiles.
  - Boiler Heat Pump reinforced by Solar Collector system
  - The project has 1540 m2 of green area.
  - Type A villas have a closed garage for 2 cars.
  - Type B and C villas have an open car park for 2 cars.
  - Centrally controlled VRF system
  - Internet, satellite, telephone and camera infrastructure.
  - 1st class laminate flooring in bedrooms.
  - Use of ecotherm bricks for external walls.
  - Type A villas are (6+1), with 6 basements and swimming pools and a total of 456 m2 (including basement).
  - Type B villas are (4+1), 10 villas are with swimming pool, 4 villas are without, 246 m2 in total.
  - All bedrooms of the villas are en-suite.
  - Ceiling height suitable for underfloor heating and ready mechanical project.
  - 1st class electrical material usage, led spot lighting and environmental lighting.
  - 6 tons of vertical plastic water tank in the basement in A type villas, 6 tons of plastic built-in water tank in type B and C villas, and 1 ton of plastic water tank on the roof in all villa types.
  - Exterior facade sheathing system.
-  Property Type: Villa  
 Area: 246m2  
 Bedrooms: Bedrooms: 4+  
 Bathrooms: 2  
 Floor: Duplex  
 Down Payment  
 Feb 2026 Handover Date

Exterior images:



Site plan:

