



# Busy Bees Estate Agents Ltd.



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## FURNISHED 2 BED GOLF-SIDE TOWNHOUSE WITH COMMUNAL POOL - ESENTEPE



## £99,950 – FULLY FURNISHED

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| <ul style="list-style-type: none"><li>• <b>Shared title deed ready for transfer, VAT required</b></li><li>• <b>Being sold fully furnished</b></li><li>• <b>Lovely mountain and sea views</b></li><li>• <b>2 bedrooms downstairs</b></li><li>• <b>Open plan living space</b></li><li>• <b>Kitchen with white goods</b></li><li>• <b>Two modern shower rooms</b></li><li>• <b>Private garden with spacious terrace and flowers and shrubs</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Plenty of terracing, including a large roof terrace with BBQ</b></li><li>• <b>Communal pool and gardens</b></li><li>• <b>3 minute drive to Golf course</b></li><li>• <b>5 minute drive to beach</b></li><li>• <b>5 minute walk to Taro restaurant and Ponderosa Lounge &amp; Bar</b></li><li>• <b>20 minute drive to Kyrenia</b></li><li>• <b>Close to bars &amp; restaurants</b></li></ul> |
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This 2-bedroom semi-detached 'upside-down' townhouse really is a delight! Upstairs you have a cloakroom and the bright open-plan living space with patio doors to a good sized terrace giving the most wonderful sea and mountain views; the kitchen comes with the white goods and you have internal stairs leading to the spacious roof terrace with BBQ. Downstairs, you have a bathroom, the washing machine and cupboards in the hallway and two double bedrooms, which come with fitted wardrobes, air conditioning and patio doors to the terrace and back garden; you also have a small front patio with table and chairs. This gated complex has a swimming pool and communal gardens and you are situated right next to the popular Sun Valley complex, where you have Taro restaurant, which is open all year round. Also walking distance is a great little eclectic bar called Ponderosa, which serve the best Pina Coladas and espresso Martinis!! You are only minutes from the 18-hole golf course and various beautiful beaches in the area as well as many other bars, restaurants, and shops. An ideal investment with your name all over it! **Ref: HP2889-KS**

## **First floor**

### **Open-plan living room: 5.94m x 3.8m (19ft 5in x 12ft 5in)**

Bright open-plan living space with air conditioning unit and patio doors to the spacious terrace. The kitchen has the white goods included

### **Bathroom: 3.51m x 2.87m (11ft 5in x 9ft 4in)**

With basin, WC and shower

## **Ground floor**

### **Bedroom One: 3.77m x 2.94m (12ft 4in x 9ft 6in)**

Fitted wardrobes, air conditioning unit and patio doors to terrace and back garden

### **Bedroom two: 3.57 x 3.28m (11ft 7in x 10ft, 8in)**

Fitted wardrobes, air conditioning unit and patio doors to terrace and back garden

### **Bathroom: 2.09m x 1.52m (6ft 9in x 4ft 10in)**

Shower with basin and WC

### **Under stairs storage**

You have the washing machine and storage cupboards

Maintenance: £390 every 6 months

## **External Features**

Terracing from living space and both bedrooms, front and rear garden and roof terrace with BBQ and beautiful sea and mountain views. You also have an off road parking space and front and back low maintenance gardens with shrubs and flowers.











**Esentepe** is a village with stunning views, easy access to the wonderful beaches and crystal clear water of the Mediterranean sea and where residents usually end up with excellent views due to the strong elevation around Esentepe. Around 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. Esentepe is a charming Mediterranean village that over the past few years has grown to become a village of note, mainly due to the amount of people who have visited and admired the beauty and decided to make it their home. Fortunately this has not detracted from the beauty, and rural feel of this coastal retreat which is nestled at the foot of the Kyrenia mountain range. The Korineum Golf and Country Club, an 18 hole, international standard golf course is a stunning beauty that is located nearby which also has a private club house, public restaurant and bar, hotel facilities and this golf course in Esentepe is quite possibly one of the most stunning courses in the entire Mediterranean region because it not only has dramatic views of the coastline but it benefits from breathtaking views of the Besparmak mountain range meaning that players may find it hard to concentrate on their game.

### Travel Times to Amenities

- Local village shops and restaurant: 2 minute drive/10 minute walk
- Korineum Golf and Beach Resort : 3 minute drive
- Beaches in Esentepe: 5 minute drive
- Ercan airport: 45 minute drive
- Kyrenia: 20 minute drive
- Lefkosa town: 40 minute drive
- Pharmacy: 2 minute drive
- Taro bar and restaurant and Ponderosa Lounge and Bar – 5 minute walk
- Eagles Nest, Californian, Coconut Bistro, Double Gemini and many other bars and restaurants: 5-15 minute drive.

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