



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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LUXURY 3 BEDROOM 3 BATHROOM VILLA WITH PRIVATE INFINITY POOL AND STUNNING VIEWS - ESENTEPE



RE SALE PRICE - £425,000

- **Title deed in the owner's name**
- **Villa approx. 240m2 including terraces. Plot approx. 800-900m2**
- **3 Bedrooms + 2 en suite, 1 guest**
- **Heated Infinity Pool and extensive terracing**
- **Captivating Views from Every Room**
- **Fully Furnished with White Goods and air conditioning**
- **Built in wardrobes**
- **Central heating**
- **Modern design and infrastructure**
- **No Site fees**
- **Communal Parking**
- **Closest sandy beach approx. 7 min drive**
- **Closest restaurant approx. 5 min walk**
- **Closest supermarket approx. 5 minute walk**
- **Café, restaurant and more amenities within a short drive**
- **Korenium golf and beach club approx. 7 minute drive**
- **Kyrenia City Center approx. 20 minute drive**
- **Ercan airport approx. 50 min drive**
- **Larnaca Airport: 90 minute drive**

Nestled in the serene and picturesque hills of Esentepe lies this beautiful and stylish 3 bedroom detached villa. Designed for luxury living this wonderful home consists of three generously sized bedrooms, two of which contain their very own private en suite plus a separate guest bathroom. As you step inside you are greeted by a very pleasant open and airy space thanks to the spacious open

plan kitchen/ lounge and dining area. From here you will enjoy tranquil and scenic views of the blue Mediterranean sea that sparkles beyond the vast outdoor terracing which is home to a private infinity pool that can be heated for the winter, offering the perfect paradise setting all year round. In addition to all of the above, take advantage of the local amenities that lie within just a short walking distance including a fabulous and popular hilltop bar and restaurant that is open all year round.

It is no doubt that this fabulous villa is a special one indeed, combining both contemporary comfort and serene surroundings, making it a delightful place to call home.

Ref No: HP3042-KS

ROOM DESCRIPTION

Kitchen/Lounge: 3.9 x 11.5m

Lovely large bright kitchen with white goods (fridge freezer, oven and hob, washing machine and dish washer), breakfast bar and sink, a back door to backyard open plan to the living room with front door to a spacious terrace

Master Bedroom (upstairs) : 3.5m x 4.3m

Double bedroom with fitted wardrobes, air conditioning and door to spacious terrace overlooking the sea and Mountain View

En-suite: 1.2m x 2.9m

Newly fitted modern bathroom with a walk-in shower, basin and WC with a fitted window

Bedroom two (upstairs) : 3.6 x 3.5m

Double bedroom with fitted wardrobes, air conditioning and doors to terrace.

En-suite: 2.2 x 1.6 m

Newly fitted modern bathroom with a walk-in shower, basin and WC

Family Bathroom (downstairs): 2.1 x 1.2 m

Newly fitted modern bathroom, with shower, basin and WC

Bedroom 3 (downstairs): 3.6 x 3.5 m

Third double bedroom with fitted wardrobes, air conditioning and doors to terrace

OUTDOOR GROUNDS

Spreading a whopping 800-900m² with luxury outdoor furniture and a private infinity pool that can be heated in the cooler seasons. Enjoy a romantic setting with the beautiful views of the blue Mediterranean sea.

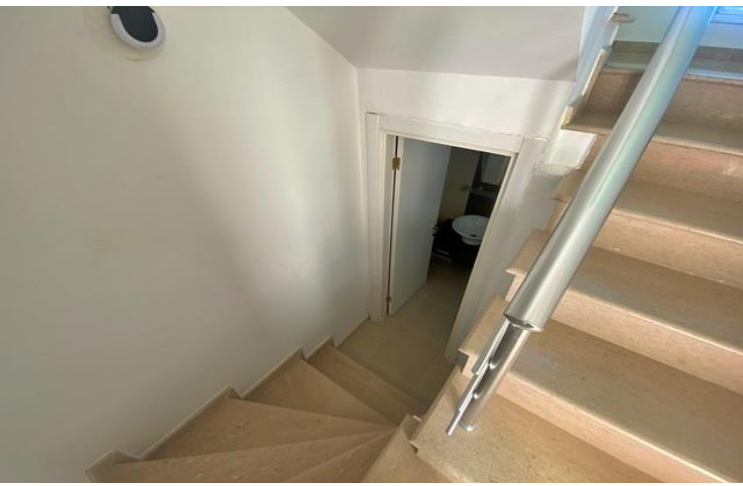
Rental potential:

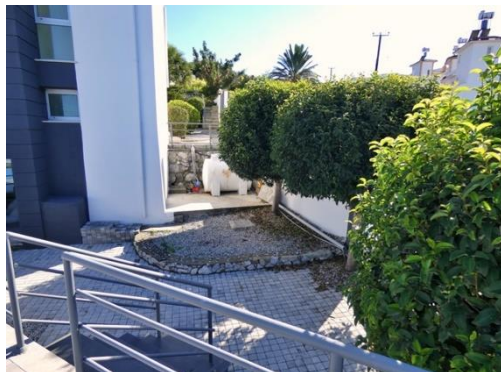
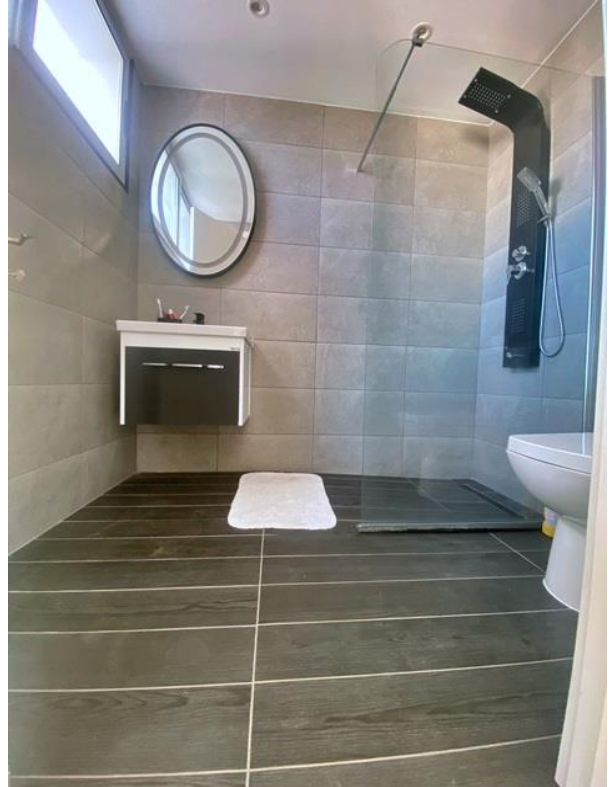
Approx £1000 per week for short term holiday lets

Long term approx. £1000 per month

The Gallery:







The area:



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. The Korineum Golf and Country Club, an 18 hole, international standard golf course is a stunning beauty that is located nearby, The Golf and Country Club 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 breath-taking views of the Besparmak mountain range meaning that players may find it hard to concentrate on their game!

Travel Times to Amenities

- Closest sandy Beach: Approx 5 minute drive away
- Esentepe beach – 7 minute drive
- Local restaurant and bar – 5 minute walk
- H Gul supermarket – 5 minute drive
- More restuarants/bars, including Taro Restaurant, Ponderosa Lounge Bar, Magic bar and restaurant: Approx 5 – 10 minutes drive along the coastline
- Korineum Golf and Beach Resort : 5 minute drive
- Larnaca Airport: 60 minute drive
- Ercan airport: 50 minute drive
- Kyrenia : 20 minute drive
- Pharmacy: 10 minute drive
- Double Gemini, Joya, Jashan Indian restaurant, Eagles Nest (and many more): 15-minute drive.

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