



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## IMMACULATE 2 BEDROOM 2 BATHROOM PENTHOUSE WITH SHARED POOL AND LOVELY ROOF TERRACE – ESENTEPE



**£162,500 – Stunning!**

- **vat paid, deed has been applied for**
- **Approx 80m2 interior + private roof terrace**
- **Newly refurbished with brand new white goods included**
- **Spacious private roof terrace with mountain and sea view**
- **2 double bedrooms, master with en suite**
- **Built in wardrobes**
- **Open plan lounge and kitchen with patio doors leading to a private terrace**
- **Access to a luscious terrace from all rooms**

- **Low maintenance fees**
- **Communal pool with children's pool**
- **Korenium golf and beach club within approx. 7 minutes drive**
- **Esentepe beach approx. 5 mins drive**
- **Restaurants & bars along the coastline**
- **Pharmacy and supermarket close by**
- **Kyrenia center 20 minutes' drive away**
- **15 minute drive to English School of Kyrenia (ESK)**
- **Approx 50 minutes from Ercan airport**

Nestled in the serene and picturesque area of Esentepe, this spacious apartment offers the epitome of modern living with its two generously sized double bedrooms and two stylishly appointed bathrooms. As you step inside, you'll be captivated by the breathtaking mountain views that greet you, creating a tranquil and scenic backdrop for your daily life. The outdoor space is a true oasis, featuring a private roof terrace where you can unwind and savor the natural beauty that surrounds you. To enhance your relaxation, this complex also boasts a communal pool, a perfect spot to soak in the sun or socialize with neighbors. This property combines contemporary comfort and serene surroundings, making it a delightful place to call home in Esentepe.

Ref No: **HP3040-KS**



**Kitchen/Lounge: 4.7m x 8.6m**

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

**Master Bedroom: 3.5m x 4.3m**

Double bedroom with fitted wardrobes and door to terrace

**En-suite: 1.2m x 2.9m**

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

**Bedroom two: 3.54m x 2.9m**

Double bedroom with fitted wardrobes and doors to terrace.

**Family Bathroom: 1.7m x 3.7m**

Newly fitted modern bathroom, with shower, basin and WC

**Resale & Rental Potential**

For an estimated £500 weekly holiday rentals or £450 monthly, this lovely apartment could be the right property to earn you a good sum while you are on holiday. This property in its strategic location will only appreciate with time as development increases in the city, many buyers would look to escape the hustle of city living and retreat to a more secluded location while still having a foot in town. In the coming years, estimated value of properties are only going to increase as more and more tourists decide the Cypriot lifestyle is for them!

Site fee £50/month







**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

- Beach: 5 minute drive away
- H Gul supermarket – 7 minute drive
- Local restaurants/bars, including Taro Restaurant, Ponderosa Lounge Bar, Magic bar and restaurant
- Korineum Golf and Beach Resort : 7 minute drive
- Larnaca Airport: 60 minute drive
- Ercan airport: 45 minute drive
- Kyrenia : 20 minute drive
- Pharmacy: 7 minute drive
- Double Gemini, Joya, Jashan Indian restaurant, Eagles Nest (and many more): 10–15-minute drive.

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