



Busy Bees Estate Agents Ltd.



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HILLSIDE RETREAT: SPACIOUS 4-BEDROOM VILLA WITH A PRIVATE POOL AND LUXURIOUS AMENITIES IN ESENTEPE



FROM £1,525,500

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| <ul style="list-style-type: none">• Exchange title deeds when ready + vat• 4 bedroom 4 bathroom villa with a private pool and garden• Approx 190m² interior, 108m² total terraces and 157m² garden• 2 bedrooms with a private en suite• Family friendly communal pool• Beach restaurant with ocean side infinity pool• Indoor and outdoor heated pools• Fully equipped spa center with treatment rooms• Fitness grounds and gym• Interest free payment plans• Completion December 2025 | <ul style="list-style-type: none">• Sandy beach club within approx. 15 minutes walking distance / 5 minute drive• On site restaurant / bar / café• Supermarket and pharmacy approx. 7 minute walking distance• More restaurants along the coastline• Within 5 minute drive from Korenium Golf and Beach club• 25 minutes drive into Kyrenia town center and Girne harbour• 90 minutes' drive from Larnaca Airport• Approx 50 minutes drive from Ercan airport |
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Reference No: CH012-4V

Embark on a journey of luxury living in this exquisite 4-bedroom suite villa, that will lie in the beautiful hills of Esentepe. Combining both luxury and comfort, this amazing home boasts 4 double bedrooms, 2 of which include a private en suite, plus two more family and guest bathrooms and a spacious open plan living and dining area. The best design feature of all is no doubt the private and spacious garden which is complemented by a luscious pool and terrace making it the perfect place to relax, spend time with family or even entertain.

Catering to all, the resort itself features a heap of 5* amenities and on site facilities. For a start families can enjoy quality time together splashing around in the large communal pools or play in the children's park. Fitness enthusiasts can keep fit in the gym, take a scenic hike through the forest, or take part in the extra work out classes offered from site and finally, those who prefer to relax and unwind can replenish in the spa and beauty center. Hotel-style services like reception, laundry, and housekeeping ensure a seamless experience, while a sandy beach club within 15 minutes away adds to the allure of this coastal haven.

Benefit from hotel-style services like reception, laundry, and housekeeping, ensuring a seamless experience. Plus, access a sandy beach club just a short stroll away, adding to the allure of this coastal retreat.

Please kindly see below a list of all the resources this amazing retreat has to offer:

Fitness, activities, and wellness:

- Fully equipped spa center with treatment rooms
- Turkish hammam bath
- Sauna and steam room
- Beauty treatment center
- Indoor fitness center
- Tennis and basketball court
- Hiking path
- Mini golf
- Extra activity clubs including wall climbing, yoga and many more

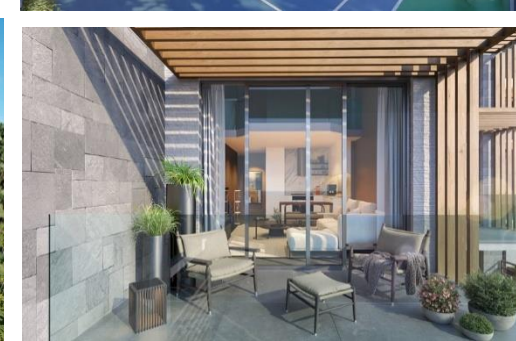
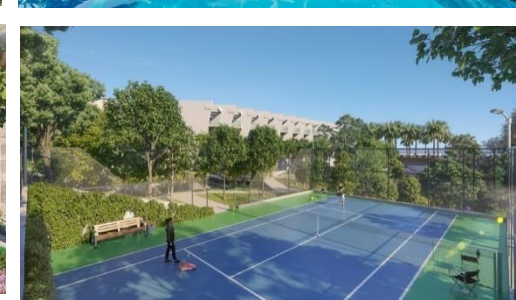
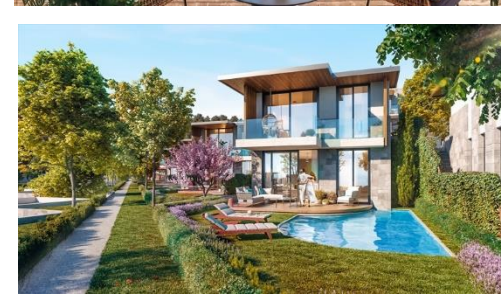
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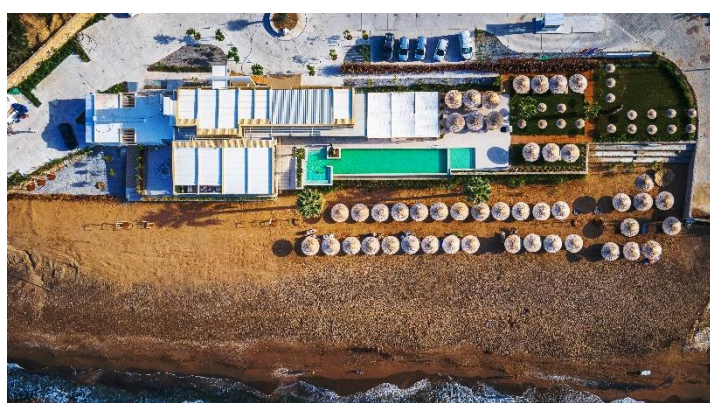
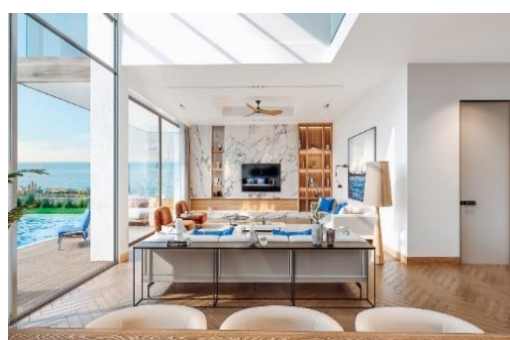
- A sandy beach
- Beach bar
- Restaurant
- Beach front infinity pool
- Communal family pool
- Children's pool
- Children's playground
- Café and Vitamin bar

Hotel services:

- Reception and concierge services
- Laundry services
- Grocery service
- House keeping services
- Full property management option
- Car rental
- Transportation services

The Gallery:





Payment plan offer:

- 40% down payment
- 50% within 36 monthly instalments
- 10% Jan 2025

Rental potential:

Approx £200 per night high season
Approx £2000 per month long term

Floor plan:
Standard 4 bedroom floor plan:

4+1 LIMITED VILLA - F2

ROOM	NET AREA
LIVING ROOM	41,97 m²
KITCHEN	15,96 m²
MASTER BEDROOM	18,62 m²
MASTER BATHROOM	5,31 m²
BEDROOM 1	13,89 m²
BEDROOM BATH	4,18 m²
BEDROOM 2	13,69 m²
BEDROOM 3	10,59 m²
BATHROOM	4,68 m²
WC	3,09 m²
LAUNDRY	1,56 m²
CELLAR	3,69 m²
HALLS + STAIRS	40,65 m²
BALCONY 1	2,43 m²
BALCONY 2	7,32 m²
PARENT TERRACE	13,39 m²
ROOF TOP	34,5 m²
GARDEN TERRACE	34,65 m²
POOL	42,83 m²
GARDEN	75,83 m²
FRONT GARDEN	81,24 m²
TOTAL NET (CLOSED)	177,88 M²
TOTAL NET (OPEN)	292,19 M²
TOTAL GROSS	358,71 M²

GARDEN FLOOR



TERRACE FLOOR



1ST FLOOR

The Area:

Esentepe / Bahceli

Bahceli is only a few minute's drive from the new North Cyprus, Korineum Golf Course, and is situated close to the peaceful and quaint Cypriot village of Esentepe where you will find grocers shops, bars and restaurants. Living near Esentepe one gets the best of all worlds; easy access to the resort town of Kyrenia, easy access to both Ercan Airport, and the Metehan border crossing for links to south Cyprus, all this from a location that benefits from some of the very best Cyprus views, and the stunning Mediterranean climate.

Furthermore, back from the village you have pine forests, olive groves and the gentle foothills of the Besparmak mountain range are great for wintertime walks.

Popular Area Attractions:

- The Acapulco beach and resort
- Alagadi or Turtle beach is a short drive away. In July and September the beach is a big attraction as visitors come to watch the female loggerhead and green turtles come to lay their eggs and see their hatchlings make their desperate run for the sea.
- Korineum Golf and Beach Resort.
- The Red Fort, The Coconut Bar and Restaurant, Café Paris, Down the Hill, Eagles Nest, Roots Bar Fine Dining and many more
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- Kyrenia City Center and its famous harbor which is filled with boutique stores and a la carte restaurants on the seafront
- Kantara castle
- The miniature museum
- Kantara Castle



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