



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
 Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166  
 Kyrenia Branch – Ozankoy, Telephone 0090 533 8876563  
 info@busybeesestateagents-cyprus.com [www.busybeesestateagents-cyprus.com](http://www.busybeesestateagents-cyprus.com)

## AN ATTRACTIVE 3 BEDROOM VILLA WITH A PRIVATE POOL AND SPACIOUS GARDEN IN ESENTEPE



### £275,000 FULLY FURNISHED

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• <b>Shared title deed in owner's name</b></li> <li>• <b>Property approx. 160m2, plot approx. 600m2</b></li> <li>• <b>3 Bedrooms, 2 en-suite and one family bathroom</b></li> <li>• <b>Master bedroom with walk in wardrobe</b></li> <li>• <b>Furniture, white goods + AC's</b></li> <li>• <b>8 x 4 m swimming pool with roman end</b></li> <li>• <b>Living room with fire place</b></li> <li>• <b>Separate kitchen and living area</b></li> <li>• <b>Fly-screens , upstairs storage room and Outside wooden storage</b></li> <li>• <b>Private drive and gated entry</b></li> <li>• <b>Outdoor bbq and terracing</b></li> </ul> | <ul style="list-style-type: none"> <li>• <b>Within approx. 5 minutes drive to Esentepe beach and beach restaurant</b></li> <li>• <b>Approx 5 minutes drive to Esentepe village</b></li> <li>• <b>Closest supermarket and pharmacy approx. 5 minute drive</b></li> <li>• <b>Bars and restaurants within a short driving distance</b></li> <li>• <b>Korineum Gold and Beach Resort : 15 minute drive</b></li> <li>• <b>Kyrenia City Center 30 minutes drive</b></li> <li>• <b>Larnaca airport within approx. 90 minute drive</b></li> <li>• <b>Ercan airport within approx. 50 minute drive</b></li> </ul> |
|--|--|

Where should I begin with this fantastic home? The location? Perfect! Property features? Amazing! Clearly this wonderful home has been designed for luxury and comfort and you are about to find out why. As you enter the private gate you are greeted by a delightful and spacious landscape which features a large drive, colorful plants and a stone pathway leading to the sparkling pool and garden area. The property itself spreads approx. 160m2 with consisting of two floors. On the ground floor you will find a comfortable lounge consisting of a fireplace and patio doors that lead to a terrace. The kitchen is separate from the lounge and has a granite work surfaces, and comes equipped with white goods and a breakfast bar . it also has patio doors that leads front of the pool area . There is one bedroom downstairs that has a door that leads to the front of the house and a family

bathroom with a storage space area . There are two other bedroom upstairs with each having it own en-suite and both having double terrace in each side of the room that offers a breathtaking views one side view of the pool and sea view and the other side the mountain view. Outside, you'll discover a Roman-ended swimming pool There are also an outdoor sheds for storage. This is truly a remarkable home to live. Reference number **HP3072**

## **Downstairs**

### **Lounge/Dining Room: 3.4m<sup>2</sup> x 3.75m<sup>2</sup>**

This spacious room has a fireplace, an air-conditioning unit and ample of natural light floods in through the windows and large patio doors which lead to a terrace offering abundant space

### **Kitchen: 3.4m<sup>2</sup> x 3.75m<sup>2</sup>**

Separate from the lounge this beautiful kitchen has a granite worktops and plenty of storage space, a breakfast bar and fully furnished with white goods . There is a patio door that leads to the front of the pool area

### **Bedroom 3: 2.68m<sup>2</sup> x 3.79m<sup>2</sup>**

The bedroom is fitted with air conditioning and has two doors one leading to the entrance hall and another back door that leads to the front of the house

### **Family Bathroom : 2.00m<sup>2</sup> x 2.5m<sup>2</sup>**

Fitted with a WC, Basin and a shower cubical . It has a corner storage space area at the side of the shower cubical

## **Up-stairs**

### **Master Bedroom : 3.3m<sup>2</sup> x 4.0m<sup>2</sup>**

This lovely spacious airy master bedroom is fitted with air conditioning and has two patio doors on each side one with the mountain view and the other with the sea and pool view. It has a walk in closet with abundant of space and it very own en-suite

### **En-suite: 1.7m<sup>2</sup> x 3.3m<sup>2</sup>**

The en-suite is fitted with WC, Basin and a bath with a shower head

### **Bedroom 2 : 3.96m<sup>2</sup> x 3.33m<sup>2</sup>**

This is another double bedroom with two balcony one facing the mountains and the other facing the pool and sea and it also has it very own en-suite

### **En-suite: 1.5m<sup>2</sup> x 2.85m<sup>2</sup>**

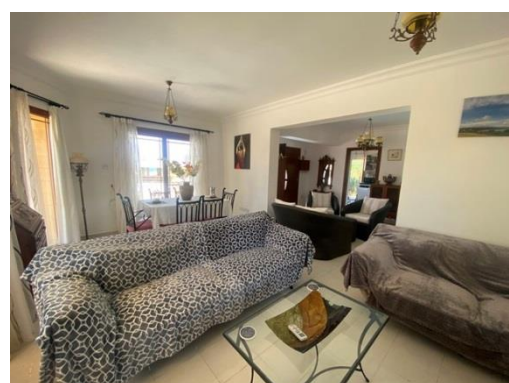
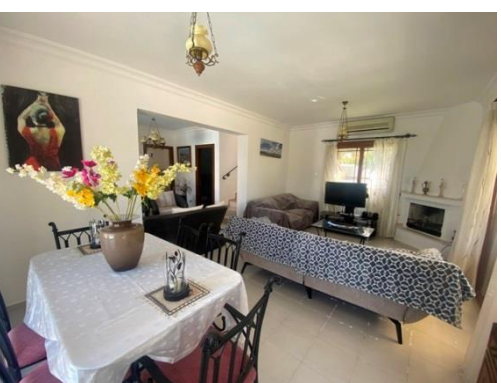
The en-suite is fitted with WC, Basin and a shower cubical with beautiful ceramic tiles

## **Outdoor**

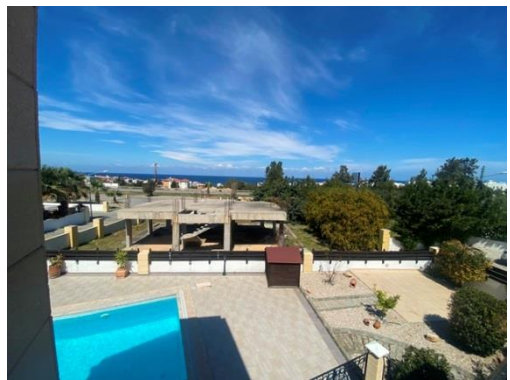
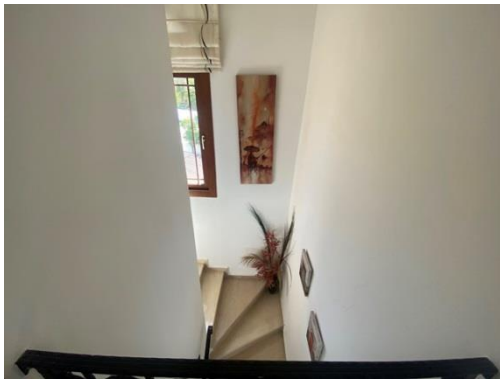
There is a large 8x4 pool offering nice view of the sea . The outdoor space features several palm trees and plant. There is a driveway in the gated compound there is also a street parking available. The property has a pergolas, a BBQ and there are plenty of garden plants and trees

## **The Gallery:**













## **Esentepe**

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, 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 breathtaking views of the Besparmak mountain range meaning that players may find it hard to concentrate on their game!

### **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 Restaurant
- The Incirli cave: a natural underground cave with stalagmites and stalactites

### **Travel Times to Amenities**

- Local village shops and restaurant: 2 minute drive or 20 minute walk
- Korineum Gold and Beach Resort : 15 minute drive
- Beaches in Esentepe: 15 minute drive
- Ercan airport: 45 minute drive
- Kyrenia City Center: 30 minute drive
- Kyrenia General Hospital: 25 minute drive
- Private clinics, vets, hospitals in Kyrenia center: 25 minute drive
- Lefkosa town: 40 minute drive
- Pharmacy: 15 minute drive
- Restaurants: Eagles Nest, The Spice Garden, Sea Breeze, Up the Hill, Double Gemini and many more: 10 – 15 minute drive.

### **Resale Opportunity**

This lovely villa and its exclusive location will only appreciate with time as development increases in the city and 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 values of properties are only going to increase as North Cyprus becomes a hot tourism destination.

---

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

**Busy Bees Estate Agents Ltd is licensed to trade in estate agency and real estate within the TRNC. Government Register No. 066**