



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## AN ATTRACTIVE 2 BEDROOM 2 BATHROOM APARTMENT WITH 5\* FACILITIES ON YOUR DOORSTEP IN ESENTEPE



**£220,000 + VAT**

- **Individual title deed ready soon + VAT**
- **85m2 apartment + 100m2 total terracing**
- Ground floor 2 bedroom 2 bathroom apartment
- Being sold fully furnished with modern furniture and white goods
- Open plan living / kitchen area
- Underfloor heating in bathrooms
- Air conditioning throughout
- Communal gardens and parking
- Indoor and outdoor pools
- Restaurant
- Spa and fitness center
- Great rental potential

- The complex lies within 200m from the Mediterranean sea
- Approx 5 minute walk to the closest supermarket and pharmacy
- New Esentepe Marina will be approx 5 minute drive
- Korineum Golf and Beach club approx. 10 minute drive
- Esentepe belediyesi beach approx. 5 minute drive
- Kyrenia City center and Girne harbor approx. 25 mins drive
- Ercan airport approx. 50 minutes' drive
- Larnaca airport within approx. 80 minutes drive

Live the Mediterranean dream with this young and vibrant two bedroom, two bathroom ground floor apartment that is home to the one and only Sea Magic Royal Resort known for its proximity to the sparkling blue sea and on site facilities. Enjoy a luxurious living experience with all year round access to indoor and outdoor communal pools, a fully equipped spa and fitness center plus two luscious restaurants/cafes. The apartment itself is located on the ground floor granting easy access for those who may have difficulty with stairs, it boasts a spacious open living /kitchen area that leads directly onto a generously sized garden view terrace providing the perfect place to relax and unwind or even

entertain. Both double bedrooms come complete with fitted wardrobes and a small terrace while the master boasts an en suite shower. Additionally there is a family / guest shower bathroom. Thanks to its sought after location, unique characteristics and all year round amenities this fabulous apartment will make a great investment indeed. For either buy to let purposes or as a personal treat.

**Reference Number: HP3097**

### **Lounge /Kitchen –4.77m x 6.0m**

The kitchen comes fully furnished with white goods , it has a breakfast bar and it is fitted with oven and hob , fridge freezer, and a dishwasher. it has a patio leading to a terrace with stunning views . The lounge is fitted with air conditioning unit the room is bright and airy and has a beautiful white floor tiles throughout the house . There is a patio door that take you out on to the terrace with an impressive sea view .

### **Dining area – 2.7m x 1.6 m**

The dining room area is an open plan area with the lounge

### **Master Bedroom – 3.5 x 3.7m**

A bright double bedroom finished with fitted wardrobes , air conditioning and a patio door leading to the back garden area and has its own en-suite

### **En-suite – 2.8x 1.5m**

Fitted with WC, basin and shower

### **Utility Room**

At the entrance before the bedroom lies the utility space with washing machine and cupboard for storage space

### **Family Bathroom – 1.7m x 2.7m**

Fitted with WC, basin and shower

### **Bedroom Two – 3.35 x 3.4m**

A bright double bedroom finished with fitted wardrobes , air conditioning unit and has one window facing the front of the complex

### **Rental Potential**

Short term holiday let approx. £80 per night high season

Long term approx. £650 per month

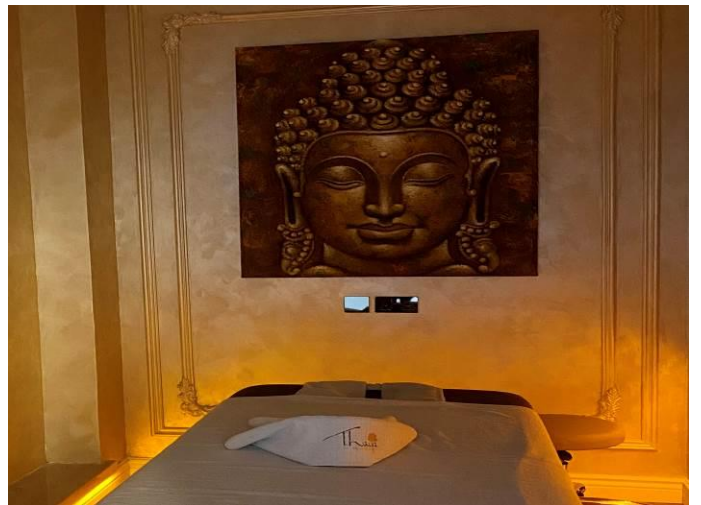
### **The Gallery:**











**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!

### **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
- A great selection of restaurants close by
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The New Esentepe Marina due to complete this year
- Minature museum
- Kantara Castle
- Esentepe belediyesi beach and beach club
- Zambak beach and restaurant
- Multiple local restaurants, bars and cafe

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