

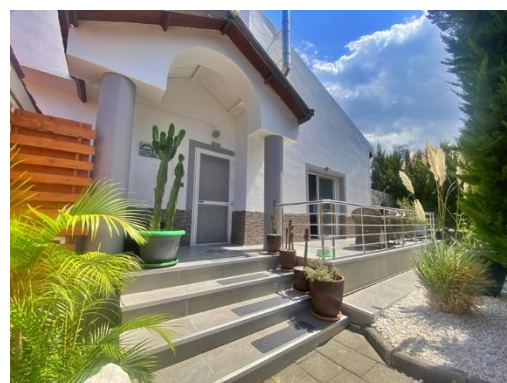


Busy Bees Estate Agents Ltd.



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

CAPTIVATING 4 BEDROOM HILLSIDE HAVEN WITH PRIVATE POOL AND MANY FEATURES IN ESENTEPE



£299,500 – FULLY FURNISHED

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| <ul style="list-style-type: none">• Individual title deed in owner's name• 4 bedroom 2 bathroom villa plot size approx. 1 donum• 10x5 private pool, landscaped gardens, outdoor pergola / bar• 2 bedrooms located on the ground floor• Semi kitchen and lounge• Additional solar panels for electricity• CCTV• Private drive and gated entry• Garden shed• Being sold fully furnished with air conditioning and white goods | <ul style="list-style-type: none">• Approx 5 minute driver to Korenium Golf Beach club• Approx 5 minute drive to Korenium golf course• 5 minute walk to Sun Valley residence with Tarot pool restaurant, gloria jeans and a fully equipped spa center• Supermarket and pharmacy 7 minute drive• 20 minute drive to Kyrenia City Center• Approx 50 minute drive from Ercan airport• Approx 90 minute from Larnaca airport |
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Nestled in the foothills within walking distance of the sought after and modern world of Sun Valley lies this fabulous and unique villa. Fully renovated with bespoke interior design and luxury features, this property provides a comfortable lifestyle indeed. For a start there are 16 solar panels and 4 back up batteries which enables the property to have electricity all year round at the extremely low cost of

just approx. £5 per year! The garden area is truly exquisite as it boasts colorful plants, a luscious 5x10 private pool and sunbathing terrace, an outdoor shower, and a beautifully designed Mediterranean style thatched roof pergola and bar / kitchen which features a traditional stone oven, all of which create the perfect haven to relax and unwind or even entertain! Additionally, there is a gated entry with a covered private driveway.

Only adding to the quality of life the property itself comprises 4 double bedrooms, two separate family sized bathrooms and, a semi open plan kitchen, lounge and diner. On the first floor you will find one of the family / guest bathrooms along with the master suite which accesses a lovely private terrace and lies adjacent to a second suite which is currently being used as a luxurious walk in wardrobe. While the ground floor hosts two more double bedrooms, one of which is currently being used as an additional lounge and the other a bedroom suite. Both of these lovely rooms access the pool terrace. Again, here you will also find the second family / guest bathroom. The living area flaunts a unique sense of style with its original high wooden beamed ceiling, unique tile style décor and Mediterranean wood burner combining both modern art and traditional architecture. To the far side of the lounge lies the kitchen area, seamlessly separated from the lounge, it provides a spacious area with modern kitchen worktops, cupboards and appliances.

Thanks to its proximity to the famous Sun Valley retreat, luxurious features and unique characteristics it is safe to say that this amazing home is a true haven and anyone lucky enough to enjoy all its glory will truly be happy indeed.

Ref: 3218KF

The property:

GROUND FLOOR:

Open-plan living room/Kitchen: 8.3m x 4.3m /3.72 x 4.05 m

This open plan living space comes fully fitted with air conditioning unit, a fire place and has a door that leads to a terrace. The stunning modern kitchen comes with covered kitchen appliances fully with granite top, breakfast bar, fridge freezer, oven and hob and a dish washer.

Bedroom 2: 3.0m x 3.4m

This double bedroom comes fitted with air conditioning unit and has a door that leads to the pool side with stunning views

Bedroom 3 : 3.2m x 3.6m

This bedroom has been converted to a sitting area with corner chair and table, it comes fitted with air conditioning unit

Bathroom: 1.6m x 1.8m

Fitted with basin, WC and a Shower

FIRST FLOOR:

Bedroom 4: 3.7m x 4.5m

This double bedroom upstairs has been converted to a dressing room with fitted wardrobes and air conditioning unit

Master Bedroom : 4.9 x 3.5m

This spacious bedroom comes with Fitted air conditioning unit and has a door that leads to a terrace with stunning view of the sea and pool area

Bathroom: 1.8m x 1.8m

Fitted with WC basin and a bath with a shower head

External Features:

10x5 private pool with outdoor shower and sunbathing terrace

16 solar panels

4 back up solar batteries

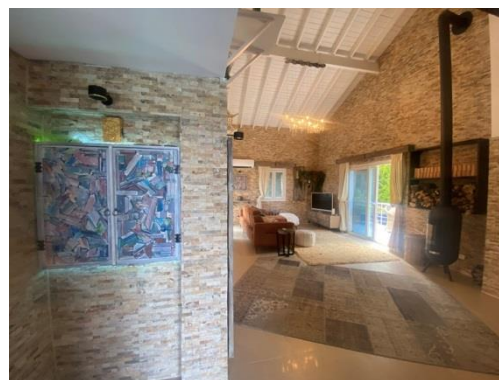
Car port / garage

Outdoor kitchen/ bar

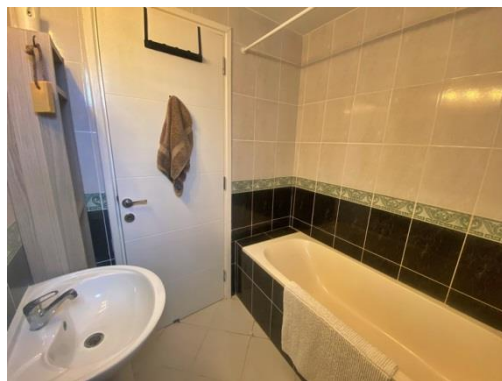
Stone bbq

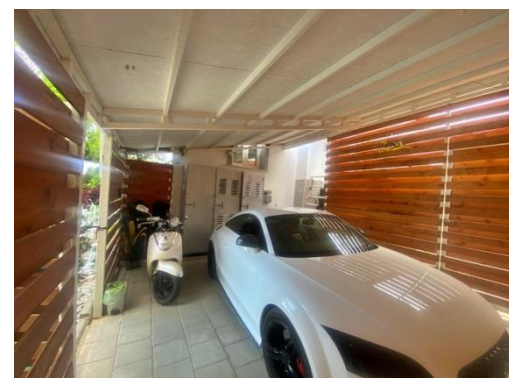
Pergola with seating area

The property:











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 which 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:

- Tarot bar and restaurant on site
- The New Marina with beach club and restaurant
- Heart Center Spa
- Korineum Golf and Beach Resort.
- Esentepe belediyesi beach
- Hilltown beach club
- Elexus hotel and casino
- 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.
- The Incirli cave: a natural underground cave made of gypsum crystal
- The miniature museum
- Kyrenia Town Center and new harbor
- Kyrenia Harbour high street
- Kantara Castle
- St Hilarion Castle
- Bellapais Abbey
- Multiple restaurants/ bars including: Hilltown, Gloria Jeans, Bella beach bar, Tarot cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cnegiz restaurant, The old barn, Double Gemini, Joya and many more.

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