



## Busy Bees Estate Agents Ltd.

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### LUXURY 2 BEDROOM PENTHOUSE LOFT APARTMENT WITH PRIVATE ROOF TERRACE AND ON SITE FACILITIES IN ESENTEPE



**£275,000 + VAT**

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| <ul style="list-style-type: none"><li>• <b>Individual title when ready + 5% VAT</b></li><li>• <b>2 Bedroom 2 bathroom with mezzanine level approx 88m<sup>2</sup> + 12m<sup>2</sup> terrace and 38m<sup>2</sup> private roof terrace</b></li><li>• <b>Built in wardrobes</b></li><li>• <b>High quality furniture and white goods throughout</b></li><li>• <b>Sea and pool views</b></li><li>• <b>Fantastic for buy to let purpose</b></li><li>• <b>Family friendly communal pools</b></li><li>• <b>On site gym, spa and café / patisserie</b></li><li>• <b>Mini golf and bbq areas</b></li><li>• <b>Steam room and Sauna</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Esentepe beach and Hilltown beach club approx 5 minute drive</b></li><li>• <b>Korineum golf and beach club within approx 5 minutes</b></li><li>• <b>More restaurants and amenities along the coastline</b></li><li>• <b>Approx 20 minutes to Kyrenia City Center and Girne Harbor</b></li><li>• <b>Approx 50 minutes to Ercan Airport</b></li><li>• <b>Approx 90 minutes to Larnaca airport</b></li></ul> |
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Situated alongside one of Northern Cyprus' most sought-after coastlines lies the infamous Caesar Cliff Resort. Known for its elegance and beauty, thanks to the carefully thought of elevated location which provides the majority of homes here with spectacular sea views as it sits beside the cliff edge.

Providing the ultimate living experience, the resort offers 5\* facilities which currently include an on site gym and spa center, a café / patisserie and 2 fabulous communal pools one of which resembles the stunning Cotton Castle park in Pammukale Turkey, while the other overlooks the blue Mediterranean sea and offers built in seating areas in and around the pool waters. Once the resort is fully completed it will offer even more on site amenities which have been listed below. As if all of the

above wasn't enough the apartment itself is truly exquisite thanks to the owner's upgraded infrastructure and good eye for modern design. Combining both luxury and comfort it comprises two bedrooms; one of which lies on the entrance floor while the master suite stands alone on the mezzanine level complete with a built in wardrobe and private en suite. Thanks to this loft style design the lounge offers a spacious open and airy feel with high ceilings and an open plan kitchen / lounge which features two sets of large glass windows that almost completely replace the wall ensuring captivating views of the uniquely designed pool from the private terrace beyond. The roof terrace is a true oasis, thanks to its wonderful views and spacious area it acts as the perfect place to unwind and relax or even entertain, the choice is simply yours.

**Ref: HP3220**

*Maintenance fees £90 per month*

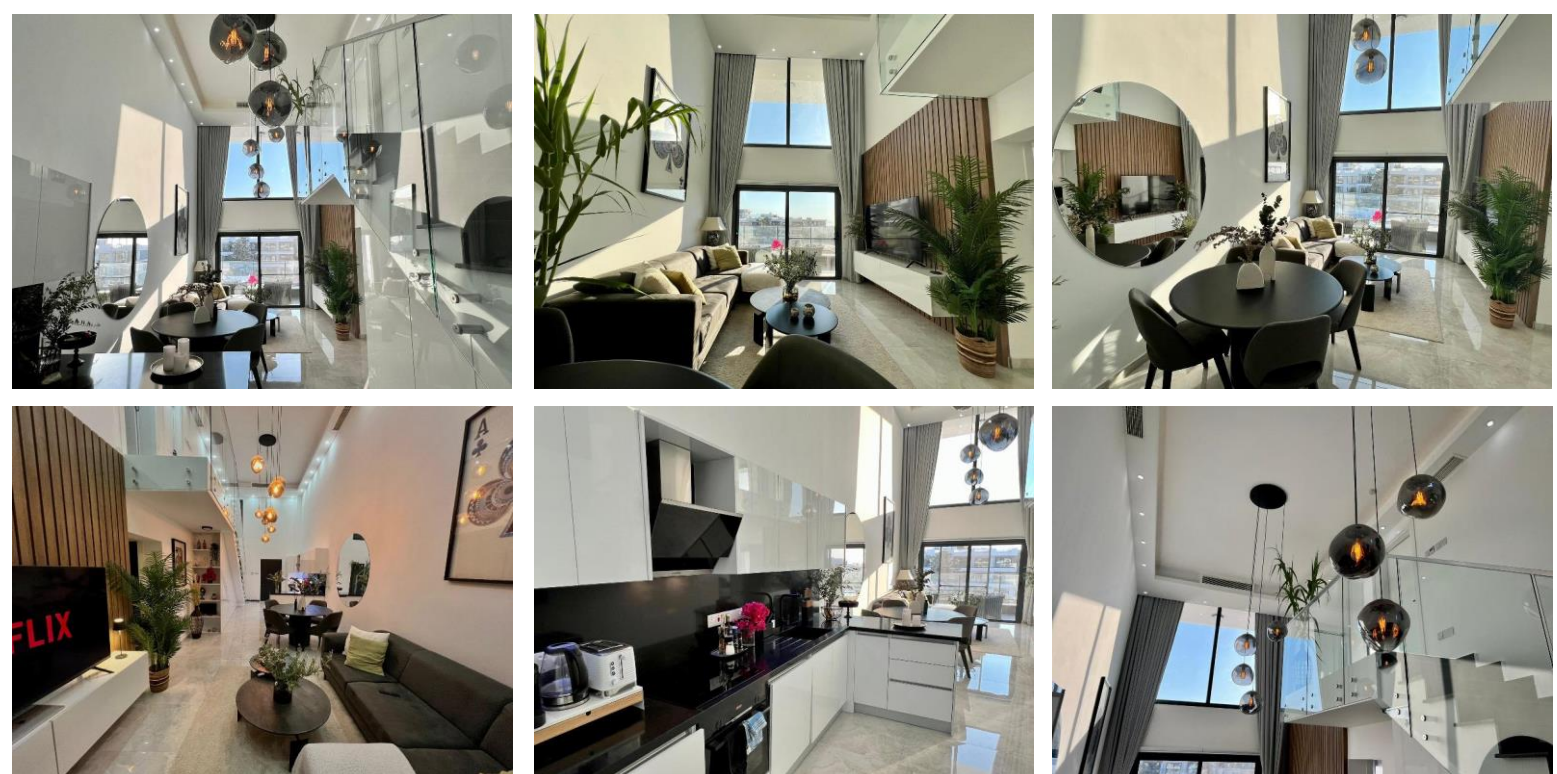
**On site Facilities when full site completed will include:**

- ✓Gym / Outdoor Sport
- ✓Ground Indoor & Outdoor Pools
- ✓Kids Playground
- ✓Tennis Court
- ✓E-Bicycle Road
- ✓Restaurant
- ✓Supermarket
- ✓BBQ Areas
- ✓Beach Bar
- ✓Mini Golf
- ✓Sauna
- ✓Bar

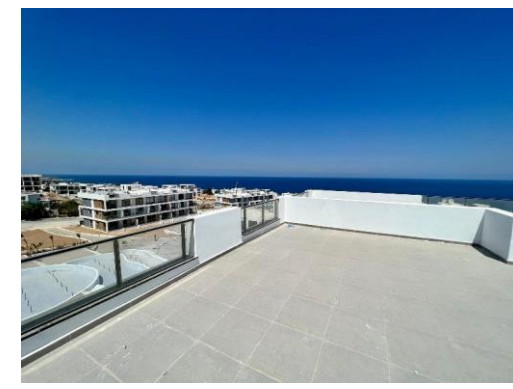
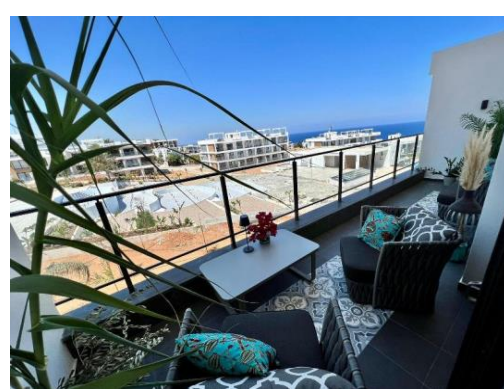
**Buy to let potential:**

Short term holiday approx. £150 per night  
Long term rental approx. £800 per month

**The Gallery**







## **THE COMPLEX**



## **THE REGION**

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:

- 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 Incirli cave: a natural underground cave with stalagmites and stalactites
- The New Esentepe Sun Vally harbor due to complete end of 2024
- The miniature meuseum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many mor



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