



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## 2 BEDROOM 2 BATHROOM APARTMENT WITH SEA VIEW AND 5\* FACILITIES ESENTEPE



**£155,000 + VAT**

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| <ul style="list-style-type: none"><li>• <b>Individual title deeds + VAT</b></li><li>• <b>Approx. 105m2 apartment +terrace</b></li><li>• <b>2 bedroom 2 bathroom apartment with sea view</b></li><li>• <b>Being sold fully furnished with furniture and white goods</b></li><li>• <b>Open plan living / kitchen area</b></li><li>• <b>Air conditioning throughout</b></li><li>• <b>Communal gardens and parking</b></li><li>• <b>Indoor and outdoor pools</b></li><li>• <b>Restaurant</b></li><li>• <b>Spa and fitness center</b></li><li>• <b>Great rental potential</b></li></ul> | <ul style="list-style-type: none"><li>• <b>The complex lies within 200m from the Mediterranean sea</b></li><li>• <b>Approx 5 minute walk to the closest supermarket and pharmacy</b></li><li>• <b>Korineum Golf and Beach club approx. 10 minute drive</b></li><li>• <b>Esentepe belediyesi beach approx. 5 minute drive</b></li><li>• <b>Kyrenia City center and Girne harbor approx. 25 mins drive</b></li><li>• <b>Ercan airport approx. 50 minutes' drive</b></li><li>• <b>Larnaca airport within approx. 80 minutes' drive</b></li></ul> |
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Live the Mediterranean dream with this two bedroom, two bathroom 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 boasts a spacious open living /kitchen area that leads directly onto a generously sized

terrace with beautiful view of the Mediterranean sea! The terrace providing the perfect place to relax and unwind or even entertain guest. Both double bedrooms come complete with fitted wardrobes and air conditioning unit and the master bedroom has its own en suite and there is a patio door that leads to the terrace. Additionally there is a family 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 vacation home.

**Reference Number: HP3244**

### **The property**

#### **Lounge /Kitchen –6.8m x 6.3m**

This spacious open plan lounge/kitchen comes fully furnished with white goods it is fitted with oven and hob, fridge freezer, dishwasher and a washing machine. The lounge is bright and airy and it fitted with air conditioning unit and it has a patio leading to a terrace with stunning sea views.

#### **Master Bedroom – 4.0 x 3.6m**

A bright double bedroom finished with fitted wardrobes, air conditioning and a patio door leading to the terrace. it has its own private en-suite

#### **En-suite – 3.25x 1.43m**

Fitted with WC, basin and shower with beautiful blue tile design

#### **Family Bathroom – 1.9m x 3.0m**

Fitted with WC, basin and shower with beautiful green tile design

#### **Bedroom Two – 3.6m x 3.6m**

A bright double bedroom finished with fitted wardrobes, air conditioning unit with one window

#### **Rental Potential**

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

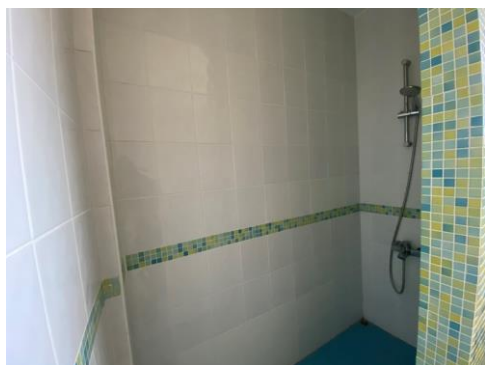
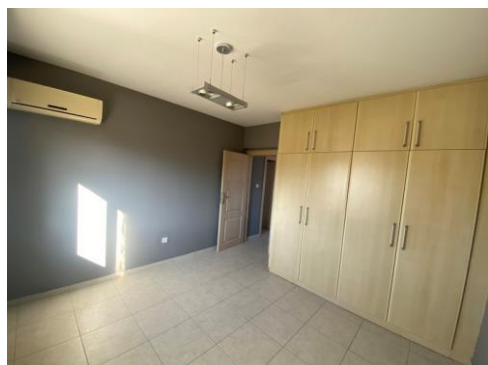
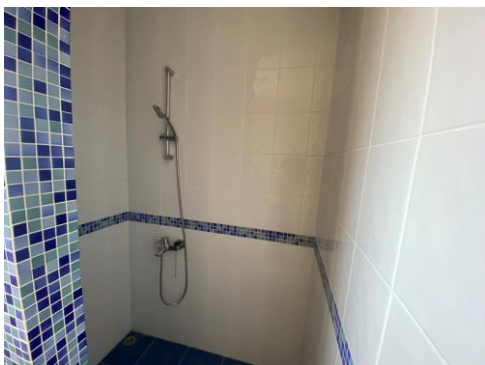
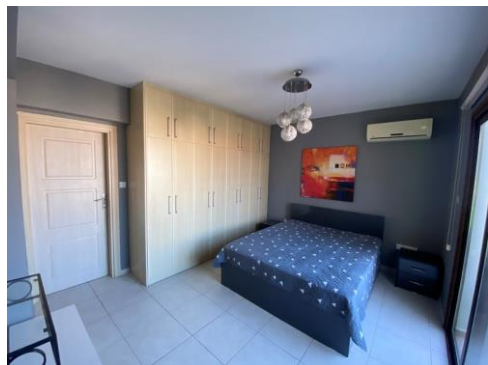
Long term approx. £650 per month

**Maintenance fee- £120 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
- Zamback beach and restaurant
- Multiple local restaurants, bars and cafe

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