



Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

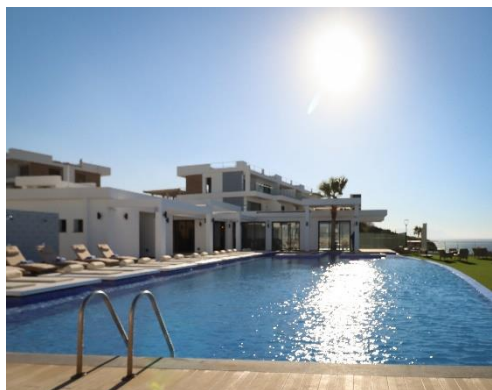
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Kyrenia Branch (East) – Ozankoy North Cyprus Telephone 0090 533 8876563

info@busybeesestateagents-cyprus.com www.busybeesestateagents-cyprus.com



GROUND FLOOR STUDIO APARTMENT WITH COMMUNAL POOL AND ON SITE FACILITIES IN CAESAR CLIFF, ESENTEPE



£90,000 + VAT

- | | |
|--|---|
| <ul style="list-style-type: none">• Individual title when ready, + 5% VAT• Interior approx. 42m² + 8m² terrace• Fully furnished with white goods• Lovely garden and pool views• Located on the ground floor• Open plan kitchen with white goods• W/c and shower room• On site family friendly communal pools, pathways and well kept gardens• Indoor communal pool, sauna, steam room and kids park due to complete soon• On site gym• Fantastic for buy to let investment• On site café paris | <ul style="list-style-type: none">• On site café/ Patisserie• Sandy beach within 2 minutes drive• 2 minute drive to closest supermarket• Pharmacy 5 minute drive• 2 minute drive to Esentepe village with bars restaurants and amenities• Korenium golf and beach club approx 7 minute drive• Bars and restaurants along the coastline• 25 minute drive to Kyrenia City Center• 50 minute drive to Ercan airport• 90 minute drive to Larnaca airport |
|--|---|

Ref: HP3254

Located in the foothills of Esentepe within moments from the beautiful coastline lies the sought after Caesar cliff resort. Currently providing 5* ready amenities including two fabulous communal pools, a tasty patisserie café, a luxury gym and colorful gardens. Soon to complete will follow a steam room, sauna, spa and even an indoor pool. Benefiting from all the above is this fabulous studio apartment for sale, fully furnished and ready for its new owner to use right away. With 42m2 of indoor living space the property contains an open plan kitchen and lounge with a built in wardrobe and cupboard space plus a good sized family bathroom. Providing a bit more privacy, the bedroom has been partially sectioned off by a semi partition wall. Beyond the lounge through large glass French doors lies a lovely balcony which overlooks the green gardens and themed communal pool. The wonderful terrace also contains comfortable outdoor furniture where you can relax and enjoy the beautiful views. Thanks to its sought-after location this property would benefit from a buy to let investment for sure.

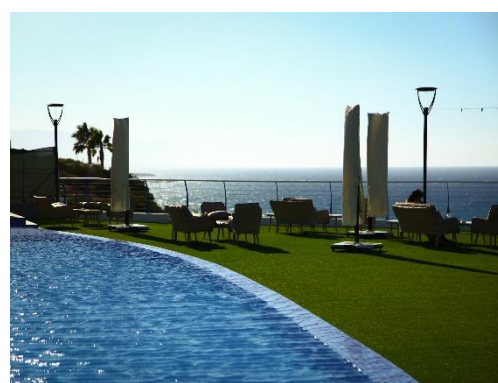
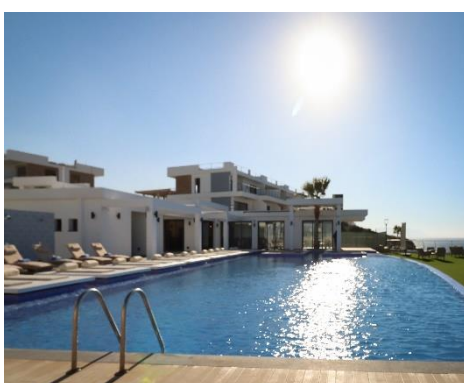
Maintenance Fee £24/month

Buy to let potential:

Short term holiday lets approx. £420 per week

Long term approx. £375 per month

The Gallery





The region

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:

- 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
- 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 more



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