



# Busy Bees Estate Agents Ltd.



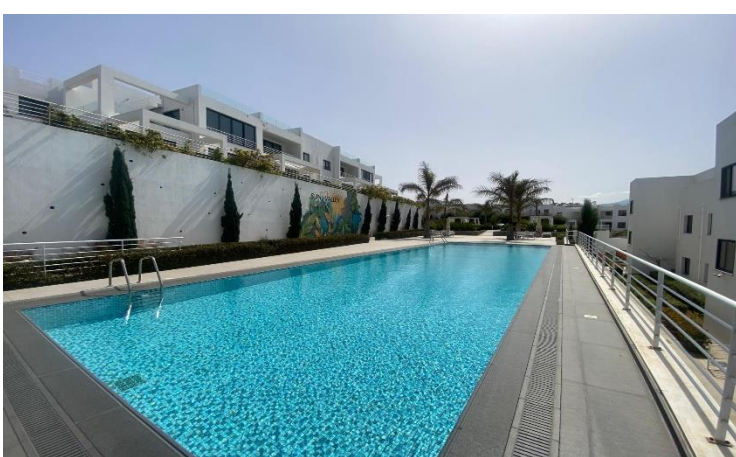
LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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

Kyrenia Branch – Ozankoy, Telephone 0090 533 8876563

Email: [info@busybeesestateagents-cyprus.com](mailto:info@busybeesestateagents-cyprus.com) [www.busybeesestateagents-cyprus.com](http://www.busybeesestateagents-cyprus.com)

## STUNNING 170m2 3 BEDROOM 2 BATHROOM APARTMENT WITH SEA VIEWS AND ON SITE AMENITIES IN ESENTEPE



### £320,000 INDIVIDUAL TITLE DEED

- Individual title deed ready for transfer
- 3 bedroom 2 bath, Approx 133m2 internal+ private terrace 37m2
- Open plan lounge/kitchen/diner with high class white goods and furniture
- Master bedroom with private en suite
- Air conditioning throughout vrf air con system in the lounge
- Fitted wardrobes in each bedroom
- Family / guest bathroom
- Terrace with pergola and lounge areas
- Botanic gardens and walk paths
- On site facilities and amenities
- Property management services, great buy to let opportunity

- Closest sandy beach approx. 5 minute drive
- Family friendly pools, indoor pool
- Sunbathing terraces with sun loungers and cabanas
- Restaurant with additional pool
- Fully equipped spa and fitness center
- Gloria Jeans coffee café
- More amenities and beaches close by
- Korenium Golf and Beach club approx. 2 minute drive
- New Marina approx. 5 minute drive
- Approx 20 minutes to Kyrenia Center
- Approx 90 minutes to Larnaca Airport
- Approx 1 hour to Ercan airport

Reference Number HP3262 KF

This beautiful piece of real estate lies in one of the most prestigious resorts in Northern Cyprus, Sun Valley. Known for its gorgeous design and outstanding facilities this wonderful retreat provides something for all to enjoy. These include beautiful botanical gardens, family friendly pools, an indoor heated pool for the cooler season, a fully equipped spa and fitness center, a popular restaurant and luxury sun bathing terraces with sun loungers and cabanas. Not only was this fantastic resort designed with premium amenities, but the properties also mirror that of high standards which is why we are extremely excited to present this fabulous 3 bedroom 2 bathroom ground floor apartment for sale. Worthy of the name luxury the property boasts a whopping 133m<sup>2</sup> internal area offering 3 double sized bedrooms, each with a fitted wardrobe while the master provides a private en suite. There is also an additional family / guest bathroom. The spacious open-plan kitchen, lounge, and dining area showcases top-tier integrated white goods, appliances, and furniture, complemented by a stylish breakfast island. Creating a bright and airy ambiance, the space is enhanced by French glass doors that open onto a large 37m<sup>2</sup> terrace. Here, you will find both covered and uncovered seating areas highlighted by comfortable outdoor sofas and a luxurious day bed, each benefiting from the mini communal garden and sea view.

This exceptional property blends style, comfort, and functionality, making it an ideal choice for those seeking an upscale home in a world-class resort. With its sought-after location, fine features, and outstanding on-site amenities, it also presents an excellent buy-to-let investment opportunity.

Additionally, the developer offers an exclusive VIP card, providing homeowners and tenants with access to the developer's sister resorts. This includes exclusive discounts at restaurants, spa facilities, and other amenities, ensuring an enhanced lifestyle experience.

Among these sister resorts is the new marina, which will feature boutique retail outlets, a private beach, a pool, and a range of upscale facilities, further elevating the standard of luxury living.

### **The Property**

#### **Open-Plan living room/Kitchen/Diner 8.9m x 5.33m**

The open-plan kitchen and dining area features a convenient breakfast bar and is fully equipped with modern appliances along with a VRF air conditioning system for year-round comfort including a fridge freezer, an integrated dishwasher, oven, hob, and a washing machine. The living room is elegantly designed, flooded with natural light, and boasts a French window that opens onto the terrace offering breathtaking views of the sea and surrounding landscape.

#### **Family Bathroom 1.47m x 3.54m**

The bathroom is furnished with a WC, wash basin with a vanity unit, and a walk-in shower

#### **Master Bedroom 5.07m x 3.72m**

This spacious double bedroom is fully equipped with a built-in wardrobe, an air conditioning unit, and has a French window that opens onto the terrace, offering stunning views of the landscape and sea. It also has its own private en-suite

#### **En-suite 1.44m x 3.52m**

This private en-suite comes fully fitted with WC, Basin and a walk in shower

#### **Bedroom two 2.88m x 3.52m**

This second bedroom comes with fitted wardrobes, air conditioning, and a window that lets in plenty of natural light.



### **Bedroom three 3.07m X 2.9m**

This double bedroom comes fully furnished with a built-in wardrobe and an air conditioning unit, ensuring both comfort and style.

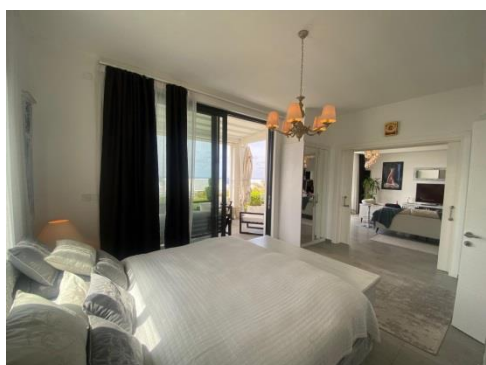
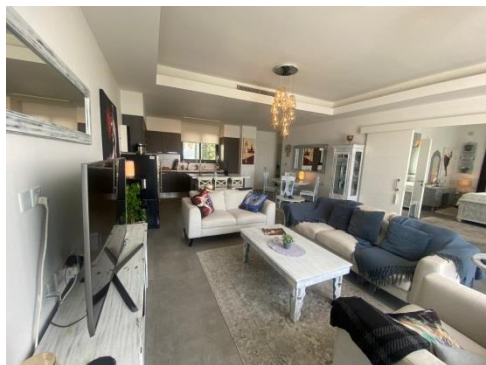
### **Rental potential**

Short term rental Approx 200 GBP per night high season

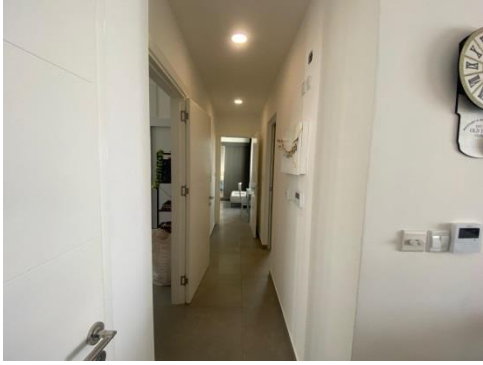
Long term rental approx. 1000 GBP per month

**Maintenance fee 250 GBP per month**

### **The Gallery:**



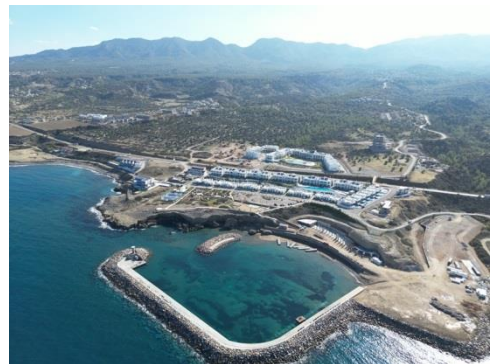








## Complex Photos



## **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

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