



# Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 889 72 70

Esentepe Branch —, Telephone 0090 533 8896563

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



## HIGH POTENTIAL WITH RENNOVATION 2 BED 2 BATH PENTHOUSE ESENTEPE



£79,950

- **Individual title deed**
- **Interior approx. 75m<sup>2</sup> + roof terrace**
- Fully furnished with white goods
- 2 double bedrooms + 2 bathrooms
- Open plan living area with terrace
- Fitted wardrobes
- Private roof terrace
- Fly-screens
- Needs TLC
- Communal parking
- On site communal pool, sunbathing terrace and children's playground
- Great rental potential
- Walking distance to the sea, café and a spa

- Esentepe beach and beach club approx 7 minute drive
- Korenium golf and beach club within approx. 2 minute drive
- New Esentepe Marina approx 5 minutes drive
- Supermarket approx. 5 minute drive
- Restaurants & bars along the coastline
- Kyrenia center 20 minutes' drive away
- Approx 50 minutes to Ercan airport
- Approx 90 mins to Larnaca airport

Located on the beautiful Esentepe coastline lies the popular Turtle Bay Village. Comprising an onsite communal pool, children's play ground and within proximity to the sea and amenities this penthouse truly has a lot to offer. It consists of an open plan lounge and diner, 2 double bedrooms, a master en suite and a family bathroom providing space for comfortable living.

Additionally, there is a lovely private roof terrace which acts as a great place to relax or even entertain. The property has been rented out for many years with its current agreement coming to an end therefore it requires some renovations. This has been reflected in the price. However, this type of property in such a location is definitely worth the work and will no doubt make a great family home, holiday home or even a buy to let investment as currently proven. Please contact us to find out more information on this great opportunity.

### **Room Measurements**

#### **Open-plan lounge/kitchen 9.25m x 4.28m**

##### **Kitchen area**

The kitchen is fully fitted with fridge freezer, washing machine, oven and hob and a dishwasher. The open plan lounge is a good size and has such a bright and spacious feel to it, it is fitted with air conditioning unit and there is a door leading to the terrace.

#### **Master Bedroom: 4.78m x 3.20m**

This master bedroom comes with Fitted wardrobes and has a door leading to the terrace, with a stair case which is accessible to the roof terrace.

#### **En-Suite: 1.46x 1.96m**

Fitted with W/C, basin and a shower.

#### **Bedroom 2 : 3.42m x 3.42m**

This double bedroom has fitted wardrobes and one window facing the front of the building.

#### **Family Bathroom 1.96m x 2.27m**

Fitted with WC, basin and a bath.

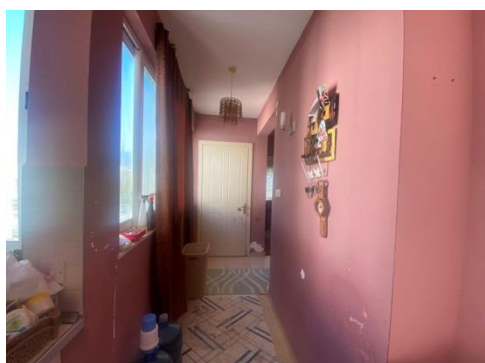
#### **Maintenance fees: Approx £70/ month**

#### **Rental potential:**

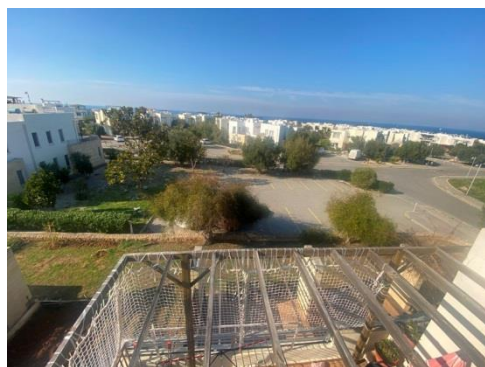
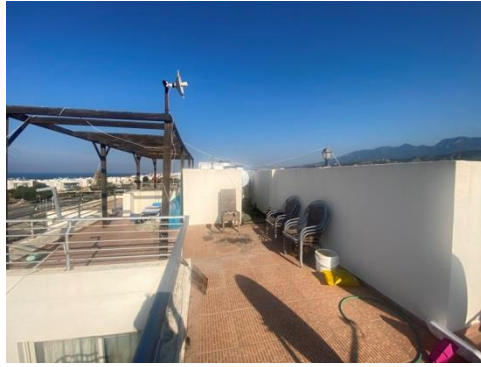
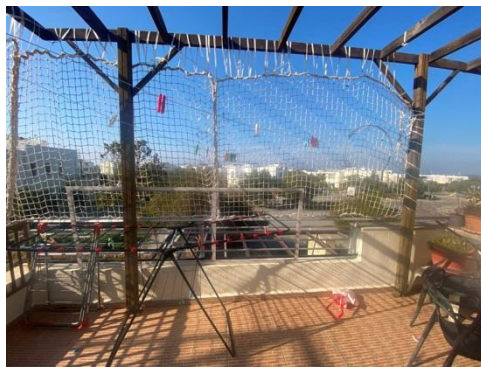
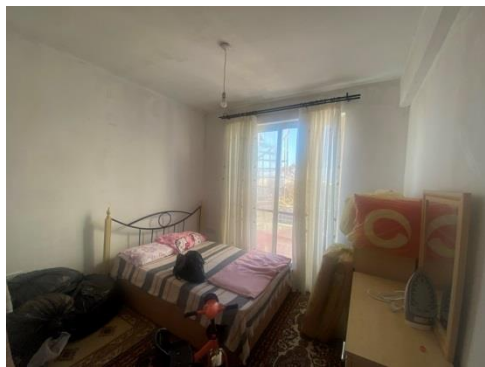
Short term holiday let: Approx £450 per week

Long term let approx. £450/£500 per month

### **The Gallery**







## **The Area**

**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!

## **Amenities and popular attractions:**

- Esentepe village and belediyesi: Bank, pharmacy, supermarket.
- Restaurants include the Old Barn, Ramzi restaurant, Cengiz restaurant, Tina's coffee shop and more.
- Kantara castle
- Esentepe sandy beach and beach restaurant
- Civil Sunvarmi seaside pool and restaurant
- Korenium golf and beach club
- New Esentepe Sun Valley Marina
- Kantara castle
- Elexus hotel and casino
- Miniature meuseum
- Kyrenia Harbor and castle
- Kyrenia high street
- Incirli gypsum caves
- Alagadi / turtle beach where you can watch the baby turtle being released around July and September
- St Hilarion Castle
- Bellabay
- Multiple other restaurants and cafes along the coastline

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