



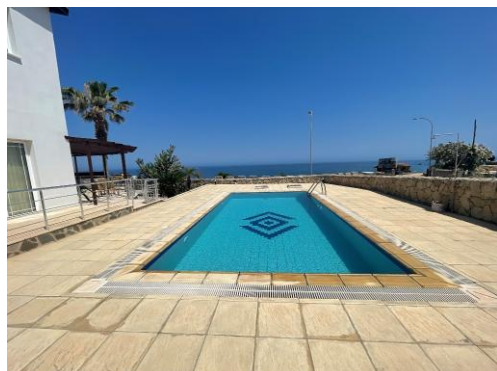
# Busy Bees Estate Agents Ltd.



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## BREATHTAKING SEA VIEW VILLA WITH 3/4 BEDROOMS AND A PRIVATE POOL IN ESENTEPE



### £289,950 - LOCATION! LOCATION! LOCATION!

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| <ul style="list-style-type: none"><li>• <b>Individual title deed in owner's name</b></li><li>• <b>Zero to Sea!!</b></li><li>• Truly stunning sea views in peaceful area</li><li>• Being sold fully furnished</li><li>• 3/4 Bedrooms, 2 bathrooms</li><li>• Cosy living room with fireplace</li><li>• Spacious kitchen/dining room with granite worktops &amp; white goods</li><li>• 10 x 5 swimming pool with sunbathing terrace</li><li>• Low maintenance garden</li><li>• Covered car port</li><li>• Walking distance to restaurants, shops and beaches</li><li>• Some TLC required reflected in price</li></ul> | <ul style="list-style-type: none"><li>• <b>Directly opposite the sea!</b></li><li>• <b>Within walking distance to the brand new Esentepe Marina!</b></li><li>• Closest restaurant approx. 2 minute walk</li><li>• Closest supermarket and pharmacy approx. 5 minute walk</li><li>• More amenities close by</li><li>• Korenium golf and beach club approx. 7 minute drive</li><li>• Kyrenia Town Centre Approx 20 minutes drive</li><li>• Approx 50 minutes drive to Ercan airport</li><li>• Larnaca airport approx 90 minute drive</li></ul> |
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**Ref number: HP3287 KF**

Set in a prime location just a short stroll from the sea, local restaurants, and a supermarket, this beautifully presented 3-4 bedroom furnished villa offers breathtaking views, exceptional value, and a lifestyle of comfort and convenience.

New to the market and proudly offered by Busy Bees, this charming home welcomes you with a spacious entrance hall complete with built-in storage and elegant marble flooring that flows throughout the entire property.

The ground floor hosts two generously sized bedrooms, both with direct access to a peaceful terrace—perfect for relaxing or entertaining. A family/guest bathroom also serves this level. The cosy living area features a stone fireplace and opens seamlessly into the curved kitchen and dining space, a unique design highlight. French sliding doors lead from here onto a luxurious sea-view terrace that overlooks your private pool and sunbathing area.

On the middle level, you'll find a versatile bonus room that can be used as a fourth bedroom, an office, a creative space, or a second lounge—offering flexibility to suit your lifestyle.

The spacious master bedroom lies just a little further on its own, situated next to another family/guest bathroom. On the same level there is also access outside to yet another private terrace—ideal for enjoying your morning coffee or an evening glass of wine. As if the above weren't enough, the brand-new Esentepe Marina is currently under construction and lies just a short walk away—so close, in fact, you'll be able to catch a glimpse of the beautiful yachts from the upstairs terrace! Once complete, it will feature a seaside restaurant, a beach with sunbeds and full amenities, and first-class facilities for boat owners. This exciting development adds even more appeal to an already outstanding location, making it a top choice for both lifestyle seekers and savvy investors.

Although some TLC is required With its unbeatable location, flexible living spaces, stunning vistas, and private pool, this home truly has it all.

### **Ground Floor**

#### **Open plan Dining/Kitchen – 7.096m x 3.299m (23ft 2 in x 10ft 8 in)**

A lovely bright and spacious open plan kitchen/dining room with white goods, granite work surfaces and plenty of cupboard space and patio doors leading to the terrace, which is large enough for those summer sofas and dining table and chairs and looking onto those incredible sea views!

**Lounge – 3.291m x 4.483m (10ft 7 in x 14ft 7 in)** this cozy room has a wood burner, air conditioning unit and patio doors leading to the pool area

#### **Bedroom 2 (downstairs) – 2.832m x 3.071m (9ft 2 in x 10ft)**

This double bedroom has fitted wardrobes, air conditioning unit and patio doors to terracing shared between the two bedrooms

#### **Bedroom 3 (downstairs) – 2.646m x 2.999m (8ft 6 in x 9ft 8 in)**

This double bedroom has fitted wardrobes, air conditioning unit and patio doors to terracing shared between the two bedrooms

#### **Bathroom – 2.197m x 1.457m (7ft 2 in x 4ft 7 in)**

Fitted with a WC, basin and bath

### **Upstairs**

#### **Bedroom 1 – 3.864m x 3.283m (12ft 6 in x 10ft 7in)**

Really lovely and spacious master bedroom with fitted wardrobes, air conditioning unit and pitched wooden ceiling

#### **Bedroom 4/sunroom – 3.064m x 3.248m (10ft 1 in x 10ft 6 in)**

This charming room has plenty of windows and amazing sea views and a door to a large balcony

#### **Bathroom – 3.191m x 1.42m (10ft 4 in x 4ft 6 in)**

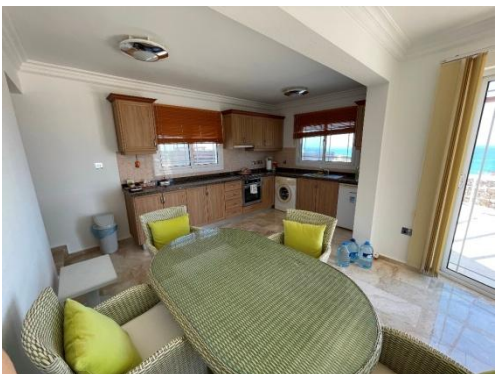
Fitted with Wash basin, WC and shower cubicle

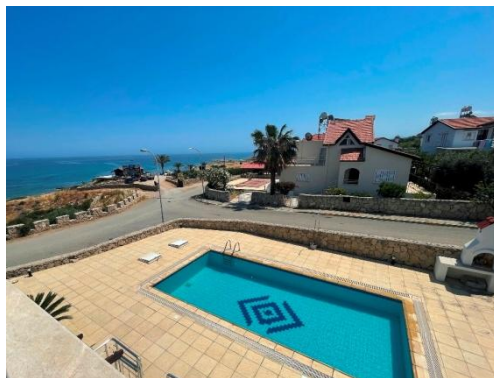
## **Potential rental:**

Short term holiday let approximately £180 per night high season

Long term approx. £1500 per month

## **The Gallery**





### **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. 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:**

- Tarot bar and restaurant on site
- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Zmbak Tatlisu belediyesi beach and restaurant
- Esentepe belediyesi beach
- Hilltown beach club
- Elexus hotel and casino
- 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.
- The Incirli cave: a natural underground cave made of gypsum crystal
- The miniature museum
- Kyrenia Town Center and new harbor
- Kyrenia Harbour high street
- Kantara Castle
- St Hilarion Castle
- Bellapais Abbey
- Multiple restaurants/ bars including: Hilltown, Gloria Jeans, Bella beach bar, Roses bar, Sea Breeze, Tarot cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cnegiz restaurant, The old barn, Double Gemini, Joya and many more.



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