



Busy Bees Estate Agents Ltd



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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SEA VIEW AND COMMUNAL POOL, 1 BEDROOM PENTHOUSE IN ESENTEPE



£65,000 GREAT VALUE

- **Individual title deed**
- **Approx 50m2 apartment**
- 1 double bedroom + 1 family bathroom
- Lovely views
- AC throughout
- Open plan living/kitchen area
- Fully furnished + white goods
- 3 large communal swimming pools & children section
- Great holiday rental potential
- Close to amenities

- Esentepe beach and Hilltown beach club approx. 2 minute drive
- Supermarket approx. 5 minute walk
- Korineum Golf and Beach Resort approx 10 minute drive
- Pharmacy and health center close by
- Approx 25 minute drive to Kyrenia Town center and harbor
- Restaurants close by
- Approx 90 minutes to Larnaca airport
- Approx 50 minute to Ercan airport

Reference No: HP3283

The property

An incredible opportunity awaits with this well-priced 1-bedroom apartment, located on the top floor of a charming two-storey block within the popular Forest Golf complex. Perfectly positioned near a local restaurant, supermarket, and just a short distance from a beautiful sandy beach, this property offers convenience, comfort, and lifestyle—all at great value.

The complex itself features inviting communal pools and landscaped surroundings, making it an ideal spot for holidaymakers or full-time residents alike.

The apartment comes fully furnished and includes a double bedroom, a family bathroom, and a bright open-plan living and kitchen area. Step outside to your private balcony where you can enjoy peaceful views of the sea and the scenic foothills beyond—a perfect place to relax and unwind.

Whether you're looking for a holiday getaway, a rental investment, or a cozy home in the sun, this property ticks all the boxes at an unbeatable price.

Open Plan Kitchen /Lounge (7.50 x 3.30m):

A bright and airy living space featuring air conditioning and French windows that open onto a private balcony with stunning sea views. The fully fitted kitchen includes a fridge freezer, oven, and hob.

Bedroom (3.4 x 3.1 m)

A comfortable double bedroom currently arranged with two single beds. Includes fitted wardrobes and air conditioning for added comfort.

Bathroom (2.3 x 1.5m)

The bathroom is fitted with a WC, basin, and shower.

Utility Closet

Conveniently located at the entrance of the apartment, the utility closet is equipped with a washing machine.

Rental Potential

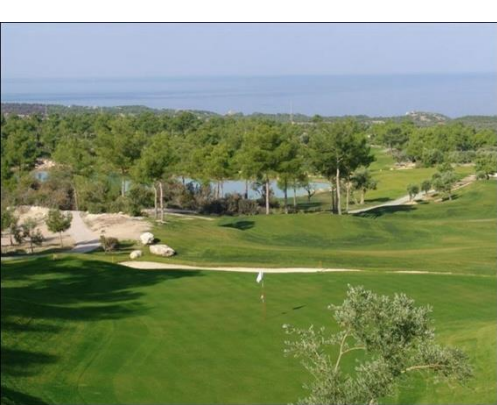
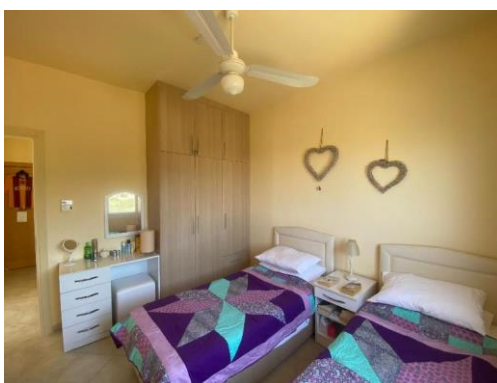
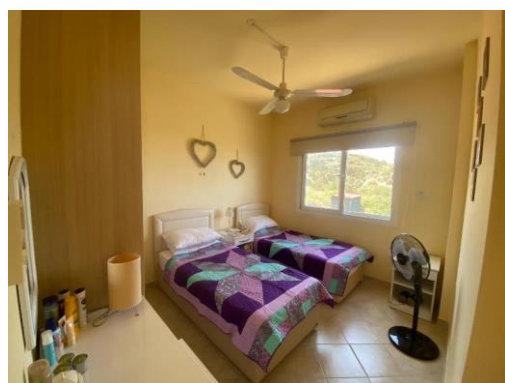
Approx 50 GBP per night high season

Approx 350 GBP per month long term

Site fee £1,050 per year

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:

- 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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