



## Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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### CLASSY 2 BEDROOM 2 BATHROOM DUPLEX APARTMENT WITH ON SITE AMENITIES IN ESENTEPE



### RE SALE PRICE £200,000

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| <ul style="list-style-type: none"><li>• <b>Individual title deed available + vat</b></li><li>• 2 Bedroom 2 bathroom with mezzanine level approx 75 m2 + balcony</li><li>• Open plan living room /kitchen</li><li>• Built in wardrobes</li><li>• Sold fully furnished with quality furniture and white goods throughout</li><li>• Fantastic for buy to let purpose</li><li>• Family friendly communal pools with cabana and sunlounger</li><li>• On site Restaurant/ bar</li><li>• Communal pool with sun loungers</li><li>• Lush Green surrounding</li><li>• Access to sister resorts with more amenities and facilities</li></ul> | <ul style="list-style-type: none"><li>• Esentepe beach and Hilltown beach club approx 5 minute walk</li><li>• Supermarket and local dine in and takeaway stores</li><li>• Health center opposite</li><li>• Korineum golf and beach club within approx 7 minute drive</li><li>• More restaurants and amenities along the coastline</li><li>• Approx 20 minutes to Kyrenia City Center</li><li>• Approx 50 minutes to Ercan Airport</li><li>• Approx 90 minutes to Larnaca airport</li></ul> |
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#### Ref: HP3290

We are pleased to present this exceptional, 2-bedroom loft-style apartment, now available for sale in one of Northern Cyprus' most desirable coastal regions. Offering a harmonious blend of luxury, comfort, and modern design, this property promises an outstanding lifestyle opportunity.

Situated within a small, well-maintained residential complex, the development features a range of high-quality on-site amenities, including a welcoming bar/ restaurant offering a variety of cuisine and desserts, and a communal swimming pool complete with comfortable sun loungers, and stylish thatched roof pergolas. Within a short walking distance lies a beautiful sandy beach featuring 2 well-

regarded beachfront restaurants, one of which offers a seaside pool. Additionally, there is also a supermarket, and a couple of dine-in / take away restaurants and a fully equipped health center all directly opposite this wonderful retreat. What more could you ask for?

The apartment itself has been thoughtfully designed with an emphasis on space, light, and seamless indoor-outdoor living. The ground floor offers a spacious open-plan layout incorporating a fully fitted kitchen, a stylish lounge area with floor-to-ceiling glass windows that frame the uninterrupted sea views, a guest shower room, and a uniquely styled bedroom.

The first floor features a mezzanine design that serves as the master bedroom, complete with its own private en suite bathroom.

Thanks to its exceptional location and thoughtfully crafted design, this property presents an ideal opportunity, whether as a permanent residence, a luxurious holiday retreat, or a high-potential buy-to-let investment. The choice is entirely yours.

### **The property:**

#### **Open-Plan living room/Kitchen/ (downstairs) : 5.29m x 4.5m**

This open-plan kitchen and living area comes fully fitted with a fridge/freezer, oven and hob, and a dishwasher. The washing machine is in the cupboard in the upstairs room. The living room features a beautiful chandelier, and it is fully air-conditioned, and includes a patio door that opens onto a balcony with stunning views of the surroundings.

#### **Bedroom two 3.20 x 2.43m (downstairs)**

The double bedroom features fitted wardrobes and air conditioning, with scenic views overlooking the mountains. The second bedroom also includes a fitted wardrobe and air conditioning, with a window that faces the front of the complex.

#### **Family Bathroom 1.36 x 2.44m (downstairs)**

Furnished with WC, wash basin and a shower.

#### **Master Bedroom (Up-stairs) 3.77 x 3.15m**

This beautiful bedroom is located upstairs on the mezzanine level and offers a lovely view of the sea. It comes fully fitted with an air conditioning unit, built-in wardrobes, and its own private en-suite bathroom for added convenience.

#### **En-suite (Up-stairs) 2.99x 1.17m**

This en-suite comes with WC , Basin and a shower

#### ***Maintenance fees £80 per month***

#### **Buy to let potential:**

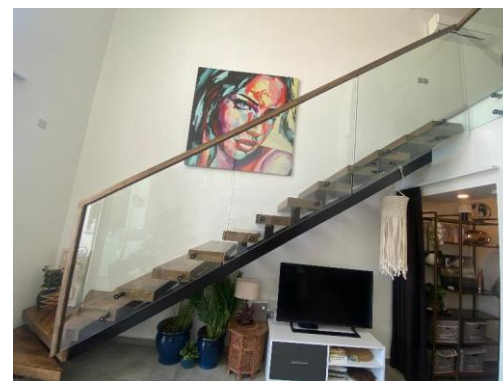
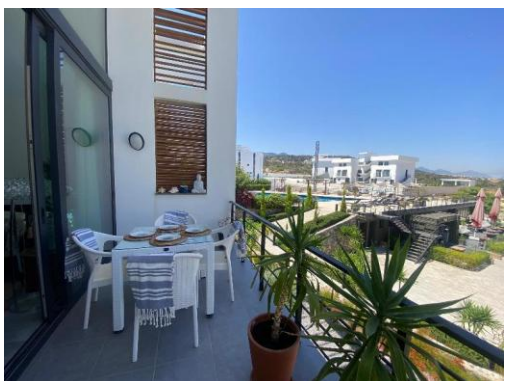
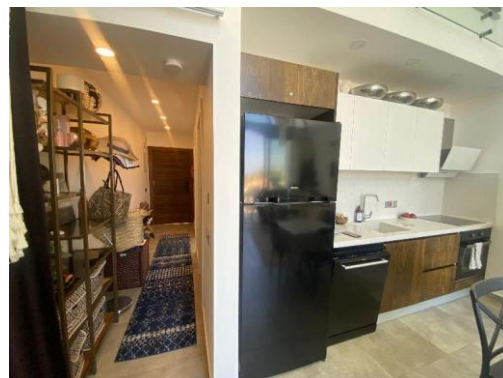
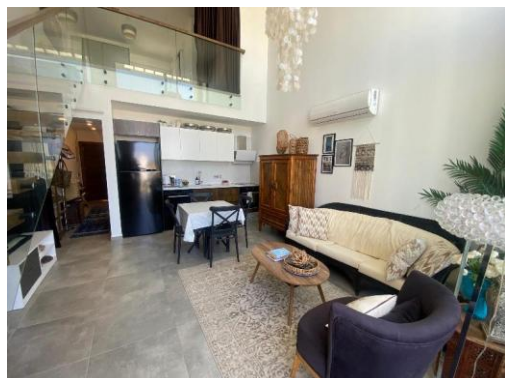
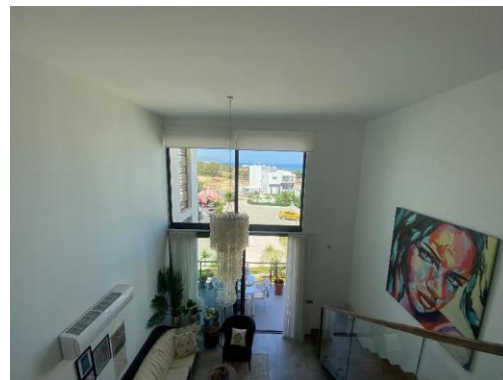
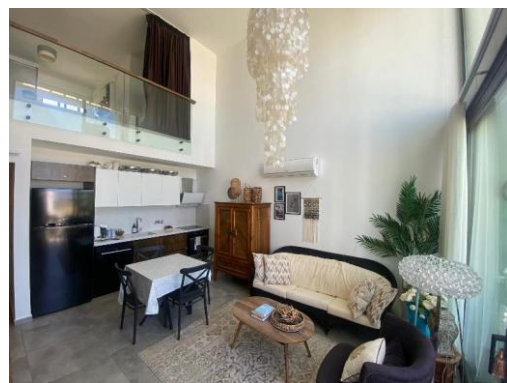
Short term holiday approx. £150 per night

Long term rental approx. £800 per month

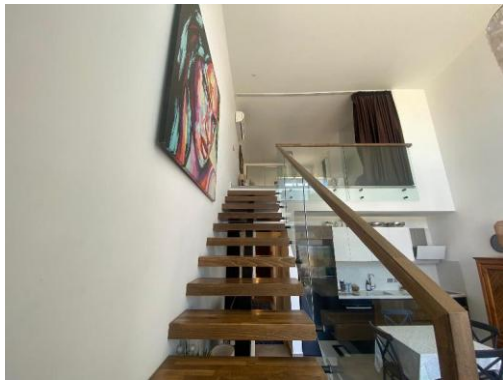
### **The Gallery**



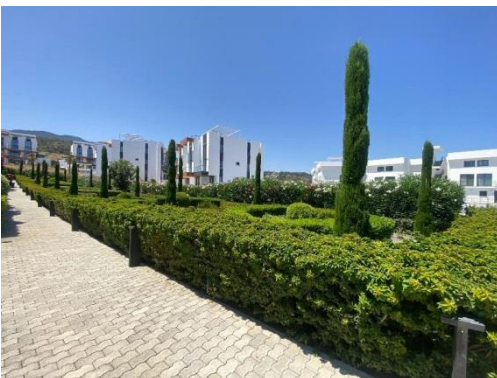








## **THE COMPLEX**





## **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. 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 due to complete end of 2024
- 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, Cali Pub, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Moonshine, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian, local take away shops and many more



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