



Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

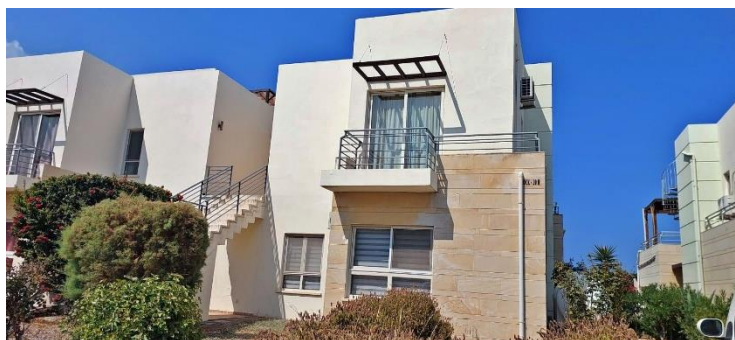
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FRONTLINE 2 BEDROOM PENTHOUSE WITH PRIVATE ROOF TERRACE AND COMMUNAL POOL IN ESENTEPE



£114,000

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| <ul style="list-style-type: none">• Individual title deed in owner's name• Frontline apartment with spectacular uninterrupted sea views• Interior approx. 75m² + approx. 40m² roof terrace• Master with en suite• Roof terrace with pergola• Low rise penthouse, first floor• Communal parking• On site communal pools, children's pool, playground and gardens• Gym• Great rental potential• Walking distance to amenities, great location | <ul style="list-style-type: none">• Walking distance to a natural sea cove• Korenium golf and beach club within approx. 2 minute drive• New Esentepe Marina approx 5 minutes drive• Approx 10 minute walk to Dima supermarket• Restaurant within walking distance• Sun valley residence with restaurant within walking distance• Approx 20 minute drive to Kyrenia City Center• Approx 50 minutes to Ercan airport• Approx 90 mins to Larnaca airport |
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Turtle Bay Village is one of the most popular complexes along the Esentepe coastline, offering an affordable yet luxurious lifestyle. Ideally located within walking distance to a restaurant, supermarket, and other amenities, it provides a year-round holiday experience right from your doorstep. This wonderful community features a wide range of on-site facilities, including a gym, family-friendly communal pools and children's playground.

What truly sets this fabulous penthouse apartment apart is its frontline location—situated directly on the coastline, it boasts uninterrupted, panoramic views of the sparkling blue Mediterranean Sea. Whether you're enjoying a morning coffee or a sunset drink, the breathtaking sea views from this property are nothing short of spectacular.

This well-maintained property offers comfortable and stylish living with stunning views. It features an open-plan kitchen and lounge area, spacious enough to accommodate a six-seater dining table. Thoughtfully designed, the living space benefits from large double windows that frame uninterrupted views of the frontline shoreline and provide access to the balcony through sliding doors.

The property includes two double bedrooms, a master with en suite, and a separate family bathroom—ideal for relaxed everyday living.

A highlight of the home is the private roof terrace, complete with a pergola, offering a choice between soaking up the sun or enjoying shaded comfort. From here, you'll experience breathtaking panoramic views of the Mediterranean Sea with majestic mountains forming a picturesque backdrop.

Thanks to its fabulous location and comfortable design this property will no doubt make a great family home, holiday home or even a buy to let investment. Please contact us to find out more information on this great opportunity. **REF -HP3298**

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, a double bed and access a small balcony which overlooks the pool area. Access to a private en suite is also here available.

En-Suite: 1.46x 1.96m

Fitted with W/C, basin and a shower.

Bedroom 2 : 3.42m x 3.42m

This double bedroom comes with two single beds, fitted wardrobes and has a window to allow the fresh sea breeze

Family Bathroom 1.96m x 2.27m

Fitted with WC, basin and a bath

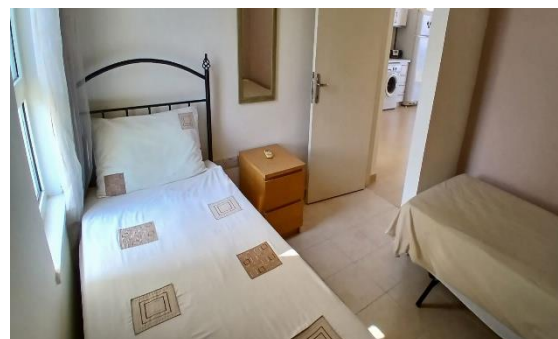
Maintenance fees: Approx £70/ month

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.

Popular Area Attractions:

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- 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 dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Roots bar, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Gemini, Joya and many more.



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