



# Busy Bees Estate Agents Ltd.



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## RENOVATION OPPORTUNITY IN ESENTEPE, TWO STORY TRADITIONAL VILLAGE HOUSE WITH GARDEN AND VIEWS



**£135,000**

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| <ul style="list-style-type: none"><li>• <b>Individual title deed</b></li><li>• 1 Evlek + 1900 aya kare (Approx 511m2 plot)</li><li>• Ground floor, 2 rooms + kitchen and bathroom</li><li>• Additional room located on the first floor with large sea view terrace</li><li>• Additional w/c outside</li><li>• Large garden and front covered terrace</li><li>• Private Gated entry</li><li>• Traditional house with wooden beam ceilings, archways and traditional ceramic tiled floor</li><li>• Space to add a private pool</li></ul> | <ul style="list-style-type: none"><li>• Esentepe village location close to all amenities</li><li>• Approx 5 minute drive to closest sandy beach</li><li>• Supermarket approx. 6 minute walk</li><li>• Approx 6 minute walk to 3 local bars and restaurants</li><li>• More amenities along the coastline</li><li>• Approx 10 minute drive to Korenium Golf and Beach Club</li><li>• Approx 25 minutes drive to Kyrenia</li><li>• Approx 90 minutes to Larnaca Airport</li><li>• Approx 60 minutes to Ercan airport</li></ul> |
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**Reference Number HE008**



A rare opportunity to acquire a traditional village home rich in character and history. This charming property showcases original wooden beam ceilings, authentic Cypriot tiles, and elegant archways that together create a timeless Mediterranean aesthetic.

The ground floor comprises three spacious rooms. Upon entry, you are welcomed into the main living area. To the left is the kitchen, which leads through to a generously sized bathroom. To the right of the entrance is an additional large room, ideal as a second living space or bedroom, here the original tiles extend not only across the floors but also along the edges of the walls, highlighting the craftsmanship of the era.

At the front of the house, a beautiful arched entrance opens onto a covered terrace, offering serene traditional elegance and a welcoming first impression.

The first floor is accessed via exterior stairs and features an additional well-maintained and fully usable room. This space is secure, tidy, and free from damp, making it ideal as a guest room, studio, or private retreat.

One of the standout features of the property is the exceptionally generous wraparound terrace, offering lovely sea views in the near distance and a stunning mountain backdrop. The outdoor space is perfect for entertaining or relaxing in peaceful surroundings.

Set on an approximately 500m<sup>2</sup> plot, the property offers ample space and the potential to add a swimming pool if desired. The home is privately gated, enjoys a quiet location, and benefits from a separate external toilet, which could easily be converted into a pool shower or outdoor bathroom—ideal after swimming or returning from the beach.

This is a property where you can truly feel its former prestige, with solid construction, beautiful arches, and authentic details throughout—an excellent investment and renovation opportunity in a tranquil setting.

### **Excellent Village Location**

Ideally positioned just a 2-minute drive or a pleasant 5-minute walk from the heart of the vibrant village, the property enjoys easy access to all essential amenities. The village offers a supermarket, pharmacy, and a selection of popular bars and restaurants, providing everything you could possibly need for comfortable, serene living with everyday convenience close at hand.

### **Room sizes:**

**Main Entry:** 8m x 3.20m

**Right hand side room with arch structure:** 5.30m x 5.50m

**Kitchen:** 3.20m x 3.20m

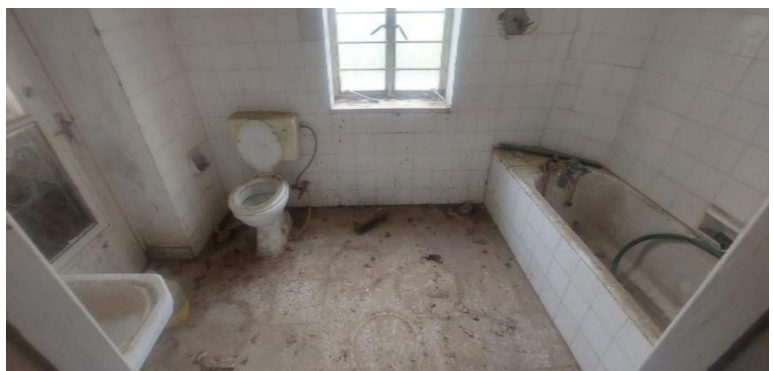
**Bathroom:** 3.20m x 2.20m

**Upper level room:** 6.70m x 3.20m

### **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.
- 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, Tarot cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Jemini, Joya and many more.



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