



# Busy Bees Estate Agents Ltd.



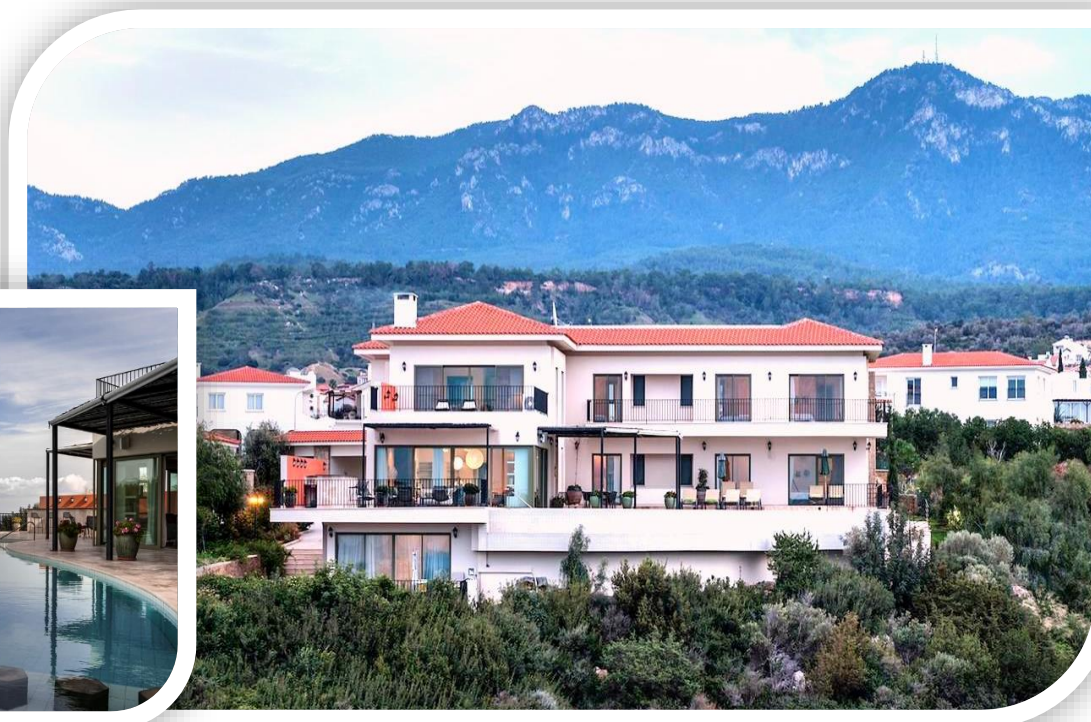
LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## VILLA GENEVIÉVE

**AN ELEGANT FRONT ROW 7 BEDROOM 8 BATHROOM VILLA  
WITH INFINITY POOL, BREATHTAKING VIEWS AND A STUDIO  
MAIDS QUARTERS - ESENTEPE**



**£2,750,000**

- Individual exchange deeds ready for transfer
- 7 double bedrooms
- 7 en suite bathrooms, 1 guest WC
- 134m<sup>2</sup> private infinity swimming pool overlooking the sea
- Net area 803 square meters / covered area 500 m<sup>2</sup>
- Entire plot size 1741 m<sup>2</sup>.
- Fully equipped kitchen
- Large spacious terraces
- Studio Maids quarters
- Sauna
- Bespoke furniture imported from Italy included
- Electric gated entrance
- Front lawn
- Large garage and private parking within the gates
- 2 minute drive from the famous Korenium Golf Course / 10 minute walk
- 2 minute drive to grocery store
- 3 minute drive to the nearest restaurant
- 1 minute drive to the nearest fitness facility and Tennis court
- 7 minute drive to the nearest Spa complex
- 7 minute drive to the nearest Aqua Park
- 3 minute drive to Alagadi Turtle Beach
- 20 minute drive to Kyrenia City Center and its fabulous historical harbor
- 40 minute drive from the Capital, Nicosia
- 40 minute drive to Ercan airport
- 75 minute drive to Larnaca airport

Villa Geneviève, home to uninterrupted front row beach views, offering a subtle elegant yet luxury life of living. Set on a small slope overlooking the sparkling sea and the semi-private beach giving a private and relaxing outlook on life while all amenities are still within reach. The interior structure of the property offers generous space with an open plan living/ kitchen area, 7 bedrooms all with their very own en suite, a separate family bathroom, a built in sauna room and a studio apartment located below the property which is used as a maids quarters. The interior design highlights the property with exquisite finishing materials and bespoke furniture imported from Italy.

As if these dazzling specifications weren't enough to draw you in, just imagine the quality night time setting as the lights from the infinity pool glisten as the sun sets beyond the Mediterranean. Romancing Villa Geneviève's location is a stunningly landscaped pristine golf course with many top of the range private facilities and hosts private social club events should you wish to join.

**Reference Number HP1839-KF**

### **Property Specifications:**

- Fully fitted premium kitchen with Granite worktop
- Built in stainless steel appliances: fridge/ freezer, extractor fan, cooker/hob, dishwasher, microwave
- Launderette with washing machine
- Fully furnished with bespoke furniture, curtains and accessories
- High quality Marble, Parquet and Ceramic Flooring
- State of the art staircase
- Modern fireplace
- Fully fitted wardrobes to all bedrooms
- Super spacious bedrooms with en-suites
- A/C units and Air-conditioning system with bespoke furniture, curtains and accessories throughout
- High quality Marble, Parquet and Ceramic Flooring
- State of the art staircase
- Modern fireplace
- Fully fitted wardrobes to all bedrooms
- Super spacious bedrooms with en-suites
- A/C units and Air-conditioning system throughout
- High building standards with heat insulation and damp proof course
- Solar Panels
- Garage and a service room
- Gas central heating system
- Sauna
- Separate 1 bedroom Maid studio
- Gorgeous patio area with infinity swimming pool with a section for children 134 m2

### **Beaches:**

- 5 minute walk to the natural beach cove (pebbles, equipped with a pier)
- 3 minute drive to Korineum Beach
- 3 minute drive to Alagadi (Turtle Beach)
- 7 minute drive to Acapulco Beach club

### **Extra costs:**

3% for the title of the property to be transferred into your name

0.5% stamp duty

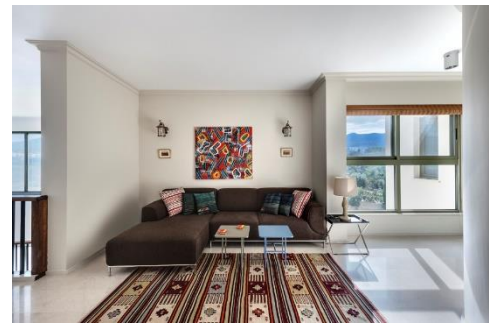
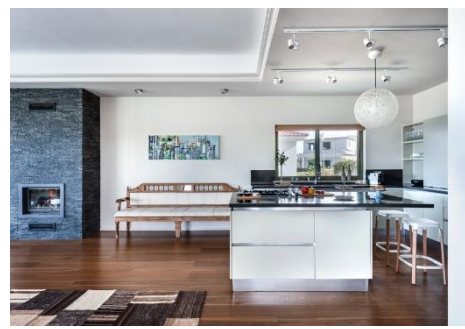
General Private Maintenance for the pool is approximately £50 per month

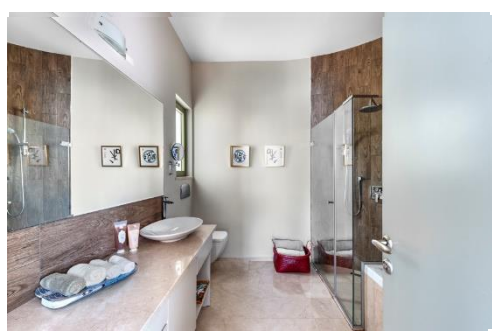
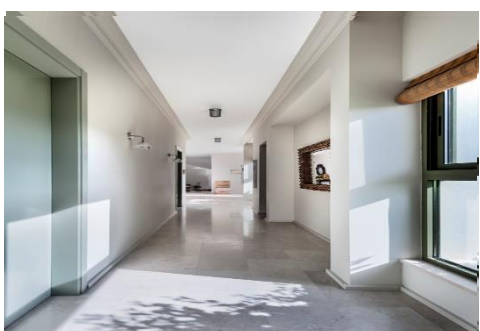
Private Gardener approx. 150tl per day (£20)

Approximately 500tl deposit when transferring electricity bill into your name (£70)

Annual property tax is calculated per square meter. Approximately today the property tax is around 1.25tl per square meter! (Approx 20p!)

**The Gallery:**







**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 breathtaking views of the Besparmak mountain range meaning that players may find it hard to concentrate on their game!

#### **Popular Area Attractions:**

- The Acapulco beach and resort
- 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
- A great selection of restaurants close by
- The Incirli cave: a natural underground cave with stalagmites and stalactites

#### **Travel Times to Amenities**

- Local restaurants situated along the coastline: 10 minute walk
- Korineum Golf and Beach Resort : 10 minute walk
- Beaches in Esentepe: 10 minute walk
- Ercan airport: 40 minute drive
- Kyrenia General Hospital: 25 minute drive
- Private clinics, vets, hospitals in Kyrenia center and its famous harbor / historical castle: 20 minute drive
- Lefkosa: 40 minute drive
- Bar B restaurant, The Almond Tree, Joya, Jashan Indian restaurant, The Gorgeous: 5-15 minute drive.

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