



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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LUXURY 3 BED 3 BATH VILLA IN ESENTEPE WITH INIFNITY POOL AND JACUZZI



£550,000 + VAT

- **Individual title when ready + vat**
- **3 Bedrooms and 3 bathrooms approx. 210m2 internal + 1000m2 plot**
- **2 bedrooms with private en suite**
- Brand new white goods will be included only
- Private infinity pool and jacuzzi with sea views
- Extensive terracing and private grounds
- Gated entry with parking
- Central heating, marble flooring and iron staircase
- Interest free payment plan available
- Final touches will be finished by developer

- **Closest sandy beach and beach restaurant 7 minute drive**
- Esentepe center with restaurants, bank and pharmacy 7 minute drive
- More amenities along the coastline
- The brand new Marina is within approx. 10 minute drive
- Korenium Golf and Beach resort 10 minute drive
- Future plans for direct access to the main road
- Kyrenia City Center 25 minute drive
- Larnaca airport 90 minute drive
- Ercan airport 50 minute drive

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This 3 bedroom villa is quite exquisite. Comprising 3 double bedrooms, 2 en suites, a master wardrobe, a spacious diner and lounge and a family bathroom this fabulous home provides a comfortable living experience. It also includes a sunbathing terrace, a private infinity pool, a jacuzzi and extensive garden grounds that can easily be transformed into a colorful garden perhaps with walk paths and even a luxury outdoor seating area. Thanks to the villa's elevated plot the majority of rooms benefit from a beautiful clear blue ocean view, especially the upstairs terrace and the downstairs pool and jacuzzi area terrace. With only a handful of neighboring villas the area provides a quiet, safe and friendly environment yet within proximity to amenities. Within just a short driving distance you will find the georgous Esentepe coastline which acts as a gateway to all the cities including Kyrenia City Center, Famagusta City Center, Lefkosa City center and even the no.1 touristic

destination, the stunning Karpaz peninsular. Karpaz is famous for it's protected sandy beaches, wildlife, and is home to not one but two of the biggest tourist attractions in Northern Cyprus, the Karpaz Gate Marina and of course the amazing Golden Beach stretch, the biggest natural sandy beach in the North. Thanks to all of the above it is clear to say this luxury home offers the ultimate Mediterranean living experience indeed.

The property:

Lounge: 4.6m x 5m (15 ft x 16.4ft)

A semi open plan area seamlessly connecting to the kitchen with a beautiful open archway. Fitted with a fire place and double French glass doors which lead onto the elevated terrace providing beautiful views of the Mediterranean sea, private pool and jacuzzi area.

Kitchen/dining: 9m x 2.5m (29 ft x 8.2ft)

This spacious kitchen will come with brand new quality white goods, again a spacious area for those who enjoy spending time in the kitchen. Plenty of cupboard space and windows which look onto the garden area.

Downstairs Family Bathroom : 2m x 3.1m (6.5 ft x 10ft)

Designed with brand new ceramic tiles, a walk in shower and a w/c.

Bedroom 3 (Downstairs): 4.1m x 3.1m (13.45ft x 10ft)

A cosey room complete with fitted wardrobes and plenty of windows ensuring natural sunlight throughout.

Master Bedroom: 6.5m x 2.6m (21.3ft x 8.5ft)

This spacious room features a private en suite and a generous walk in wardrobe. The best feature of all is the access to the spacious terrace which lies beyond double glass French doors providing the most beautiful view of the Mediterranean sea and Greenland.

En suite: 2m x 2.2m (6.5ft x 7.2ft)

Complete with ceramic tiles this fab en suite comprises shower, wc and basin.

Bedroom 2: 3m x 4.8m (9.8 ft x 15.7ft)

A double bedroom with fitted wardrobes and another en suite plus doors leading onto a Juliet balcony with spectacular views.

En suite: 1.4m x 3m (4.5ft x 9.8ft)

Ceramic tiles, Shower, basin and shower.

Exterior:

An extremely large plot spreading over 1000m2. Can easily be transformed with colorful plants, low maintenance paths, and even an outdoor seating area / bbq.

Private drive

Gated entry and surrounding wall

Private pool

Sunbathing terrace

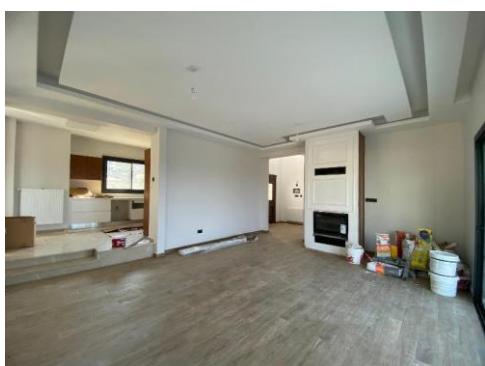
Private jacuzzi

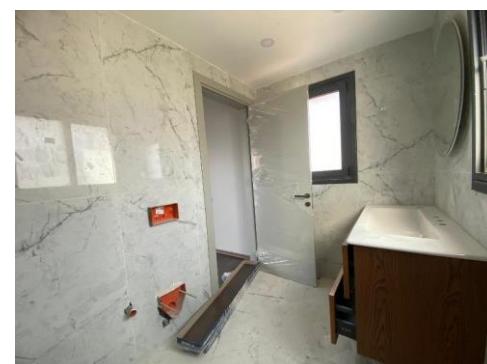
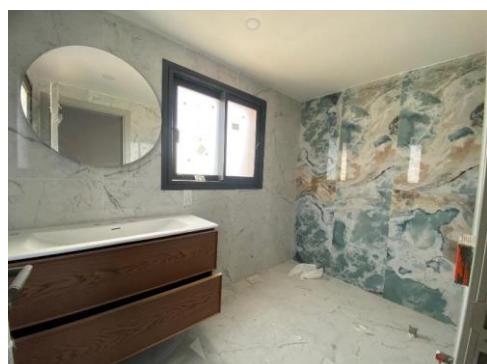
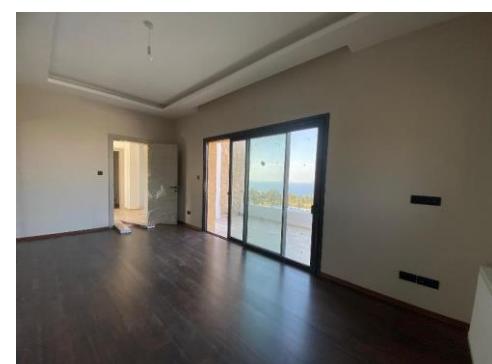
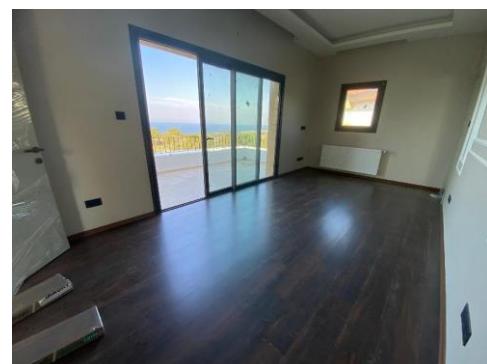
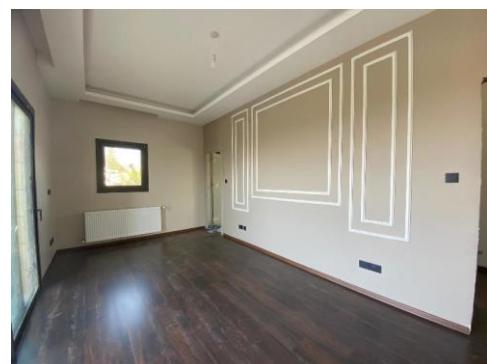
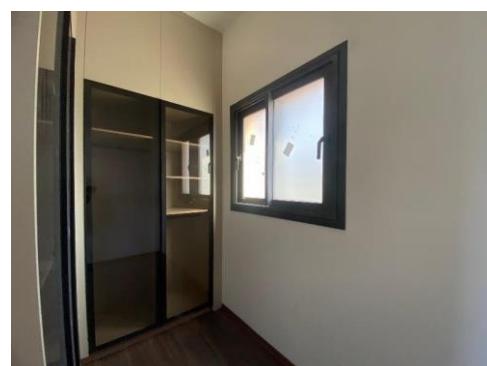
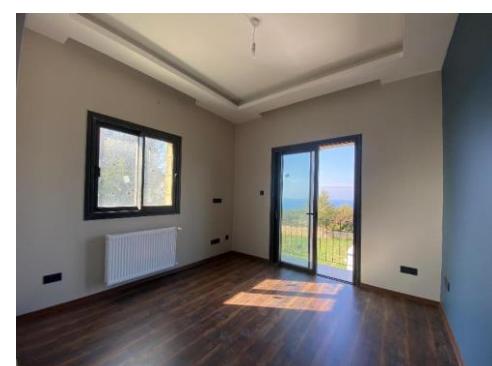
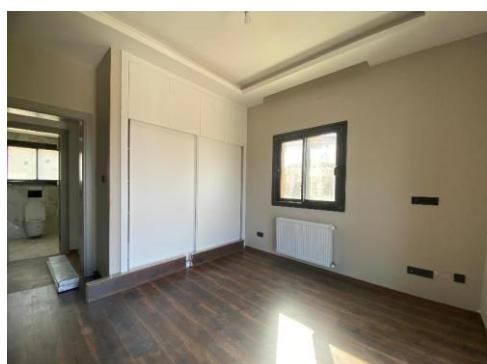
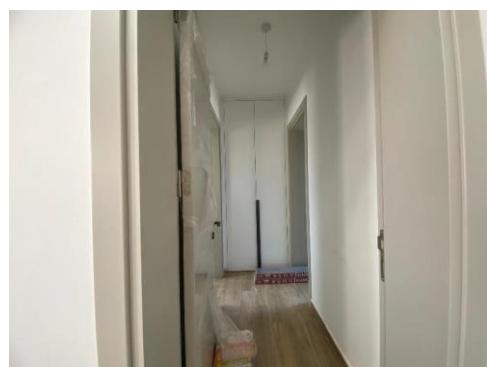
Rental potential:

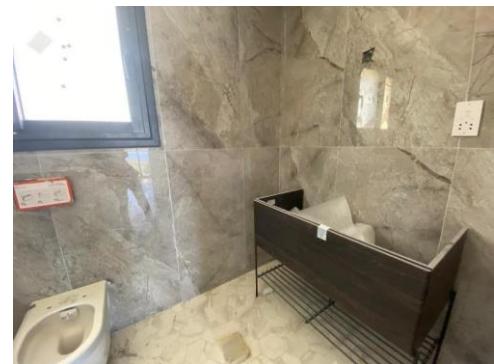
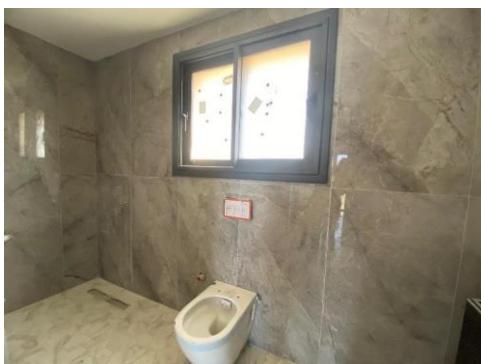
Short term holiday approx. £1000 per week

Long term approx. £81500 per month

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:

- 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 Valley harbor
- The miniature museum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many more



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