



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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LUXURY SEA VIEW 3 BEDROOM 4 BATHROOM VILLA WITH PRIVATE POOL IN ESENTEPE



£749,950

- **Individual title deed in owner's name**
- **2181m2 plot, approx. 300m2 villa**
- **3 bedrooms 4 bathrooms total**
- Both the master bedroom and second bedroom have a private en suite + a dressing room
- 2 x guest / family bathrooms
- Spacious lounge with fire place and pool view
- Large separate kitchen with kitchen island, modern built in appliances and breakfast / dining table
- Utility room with sink and cupboards
- 10x5 curved pool
- 2x private entry and parking
- 100m2 garage with potential for additional living area
- Air conditioning / central heating
- Plenty of covered and open terracing

- Esentepe beach, beach restaurant and Hilltown Beach club approx. 5 minute drive
- Approx 5 minute drive from Esentepe main village with restaurants, markets, barber, municipality services, bank and pharmacy
- Esentepe Marina approx. 7 minute drive
- Koreneum Golf and Beach club approx. 15 minute drive
- More beaches, restaurants and amenities along the coastline
- Kyrenia City Center and Girne Harbor approx. 35 minute drive
- Ercan airport approx. 50 min drive
- Larnaca Airport approx. 90 minute drive

HP REFERENCE: HP3473 KF

Located in the highly sought-after coastal region of Esentepe, nestled in the foothills and just minutes from the Mediterranean coastline, lies this luxurious 3-bedroom, 4-bathroom villa.

Close to the village, residents have easy access to 5-star restaurants, cafés, a supermarket, bank, belediyesi services and pharmacy, while the beautiful coastline and sandy beaches are just a short drive away.

Offering a fantastic lifestyle in one of Northern Cyprus's most desirable areas, this villa would make an ideal permanent home, holiday retreat or investment.

The property has been thoughtfully designed to provide everything required for a comfortable and luxurious lifestyle. The villa boasts three luxurious bedrooms, two of which benefit from private en-suite bathrooms and separate dressing rooms. All three bedrooms enjoy direct access to a beautiful Mediterranean-style terrace, stretching across just over half of the property and offering truly spectacular sea views.

Inside, there is a separate utility room, two fully equipped guest bathrooms, a spacious separate kitchen and a luxurious lounge. The kitchen features an entire wall of fitted cabinetry and built-in appliances, along with a central island incorporating a hob and hanging extractor. A breakfast/dining table for six is cleverly attached to the island, creating a stylish and practical space for everyday living and entertaining.

The impressive lounge is centred around a feature fireplace and enjoys an abundance of natural light through floor-to-ceiling windows and large glass sliding doors. These overlook the private pool and Mediterranean beyond and open directly onto the pool terrace, creating a wonderful flow between the indoor and outdoor living spaces.

A particularly valuable addition is the enclosed garage, approx. 100m² it has been designed with the infrastructure and potential to accommodate an additional granny flat or independent living space, should the new owner wish to create one.

Outside, the property benefits from two separate private driveways, a fabulous private swimming pool and an abundance of open and covered terraces. Whether enjoying the sunshine around the pool or relaxing with a coffee in the shaded outdoor area, there are plenty of spaces to unwind, entertain and enjoy the spectacular Mediterranean surroundings.

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The property:

Ground floor

Entrance Hall: 2.15m x 10.76 (7.05 ft x 35.30 ft)

As you enter the property you are greeted by a large hallway which seamlessly connects the ground floor rooms, straight ahead lies the stairs to the first level. There are built in wardrobes by the entry doorway and an additional small storage cupboard further back.

Kitchen: 6.31m x 5.37 (20.70 ft x 17.61 ft)

This bright and generously sized room features a full wall of fitted cabinetry and integrated appliances, with a central island incorporating the hob, extractor fan and connecting dining table. Additional worktop and storage space provides excellent practicality.

A separate utility room is accessed from here, while stairs lead down to the private garage. Full-width glass sliding doors open onto the outdoor patio, filling the room with natural light and offering lovely distant sea views. Air conditioning.

Utility room: 2.46m x 2.1m (8.07 ft x 6.88 ft)

Fitted with a sink and worktop, along with a washing machine and tumble dryer. Built-in cupboards complete this practical and well-equipped utility space.

Lounge: 7.65m x 6.69m (25.09 ft x 21.94 ft)

Again, a very generously sized room with full-width glass sliding doors opening onto the pool terrace. From inside, you can enjoy views across the pool and towards the distant sea. A covered seating area sits directly outside, with the pool and sun terrace beyond.

The room is completed with a feature fireplace and ceiling fan and air conditioning unit.

Ground floor bathroom: 3m x 2.08 (9.84 ft x 6.82 ft)

Fully equipped with cupboard, vanity unit, shower, w/c and basin

First floor

Master Bedroom : 6.18m x 3.86m (20.27 ft x 12.66)

This spacious master bedroom certainly lives up to its name, complete with a private dressing room and en-suite bathroom. Glass doors provide direct access to the wrap-around first-floor sea-view terrace, where you can enjoy beautiful panoramic views across the Mediterranean. Air conditioned room.

En-suite: 3.41m x 1.97m (11.15 ft x 6.39 ft)

Fitted with a shower, vanity unit, heated towel rail and w/c.

Dressing room: 3.4m x 1.95m (11.11 ft x 6.39 ft)

The dressing room offers plenty of wardrobe space, with ample drawers and shelving, as well as a lovely dressing table.

Bedroom 2: 4.27m x 6.66m (14 ft x 21.85 ft)

Guests can also enjoy a luxurious lifestyle in this fabulous guest bedroom, filled with natural light and beautiful sea views. Full-height glass doors and windows open directly onto the wrap-around sea-view terrace, creating a wonderful sense of space. A private dressing room and second en-suite bathroom complete this impressive guest suite. Air-conditioned room.

En-suite: 2.61m x 1.85m (8.56 ft x 6.06 ft)

Fitted with a shower, vanity unit, heated towel rail and w/c.

Dressing room: 2.56m x 1.84m (8.39 ft x 6.03 ft)

The dressing room offers plenty of wardrobe space, with ample drawers and shelving, as well as a lovely dressing table.

Bedroom 3: approx. 16m² (161 sq feet)

This bedroom comes with a fitted wardrobe and again faces the sea and leads onto the large wrap around terrace. Infrastructure for air conditioning unit.

First floor guest bathroom: 1.96m x 3.39 (6.43 ft x 11.12 ft)

Fully equipped with a vanity unit, shower and w/c

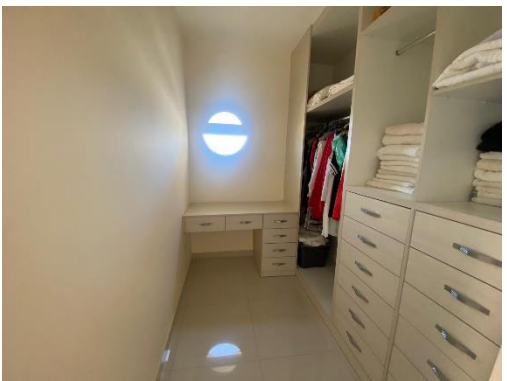
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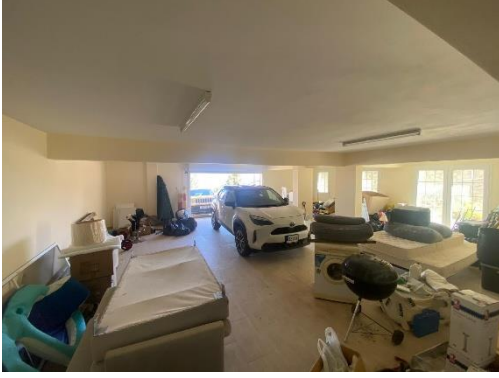
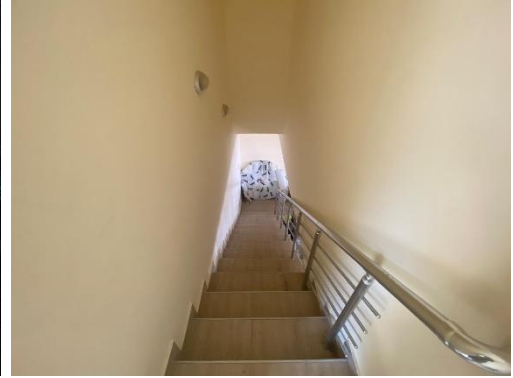
Approx £200 per night short term holiday let

Long term approx. £1800 per month long term let

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. 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:

- 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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