



Busy Bees Estate Agents Ltd.



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350M FORM THE SEA! STYLISH 2 BED 2 BATH GARDEN APARTMENT WITH COMMUNAL FACILITIES IN ESENTEPE



£ 115,000 FULLY FURNISHED

- **Individual title deed**
- **2 bedroom 2 bathroom approx. 85m2 + garden terrace**
- **Master with en suite + family bathroom**
- **Stylish new steel front door for enhanced security and aesthetics**
- **Modern furniture, white goods and air conditioning units**
- **Open plan living room and corner kitchen**
- **Additional 2 ton water storage**
- **Special wifi water heater system and air con control**
- **Special water filter system added**
- **Communal landscape gardens**
- **Plenty Communal parking**
- **On site communal facilities**
- **Walk to the sea**
- **Closest restaurant on site 1 minute walking distance**
- **On site children's playground, communal pool and restaurant**
- **Closest supermarket 7 minute walking distance**
- **Korenium golf and beach club approx 2 minute drive**
- **New Esentepe Marina approx 5 minutes drive**
- **More local bars and restaurants close by**
- **Approx 20 minute drive to Kyrenia City Center**
- **Approx 50 minutes to Erchan airport**
- **Approx 90 mins to Larnaca airport**

This charming retreat is ideally located just a short walk from the beautiful Esentepe shoreline, within the sought-after Turtle Bay Complex. The site offers a range of family-friendly facilities, including communal swimming pools, an on-site restaurant, a children's playground, and a nearby supermarket – all contributing to a comfortable and convenient lifestyle.

The property itself has been tastefully modernized and stands out as one of the few homes in the complex with an additional water tank, ensuring a constant supply of water. It also features a smart Wi-Fi water heating system, allowing you to heat your water remotely from your phone – perfect for enjoying a relaxing bath as soon as you return home. A water filtration system has also been installed for added convenience.

Inside, each room is fitted with modern air-conditioning units and furnished with brand-new, stylish furniture. The kitchen cupboards have been newly updated with a contemporary design.

The home comprises two bedrooms, including a master bedroom with a private en-suite bathroom. Both bedrooms feature built-in wardrobes, and there is also a family bathroom.

The open-plan kitchen and lounge area offers a warm and comfortable setting, featuring a fully equipped kitchen, cozy sofas, a coffee table, and a dining area with table and chairs. Large glass sliding doors open onto a spacious, pool-facing terrace, providing beautiful views of the complex's colorful gardens and creating a peaceful, inviting atmosphere both indoors and out.

Overall, the complex presents an excellent opportunity for both **buy-to-let investors** and those seeking permanent residence. The maintenance fees are very reasonable, at just £70 per month.

Reference Number: HP3410 KF

The Property:

Open-plan lounge/kitchen 6.57m x 5.74m

A fully equipped kitchen with modernised cabinetry, a fridge freezer, washing machine, oven and hob and a dishwasher. A small dining table sets the scene finalised by French sliding doors which lead onto the pool facing terrace.

The lounge also provides access to the comfortable outdoor terrace, inside it hosts modern sofa, coffee table and tv unit. Air conditioned.

Master Bedroom: 4.92m x 3.38m

A spacious double room comprising fitted wardrobes, large windows creating a light and airy atmosphere, air conditioning. This room hosts a private en suite.

En-Suite: 2.55 x 1.60m

Fitted with W/C, bath and wash basin

Bedroom 2 : 3.08m x 2.86m

A double bedroom with double windows ensuring plenty of natural light and a fresh breeze. Built in wardrobes complement the bedroom. Air conditioning.

Family Bathroom 2.26m x 1.89m

This is a beautiful and spacious bathroom that has WC, a pretty vanity unit, a wash basin and a bath.

External Features/on-site facilities

- Spacious private terrace big enough to hold luxury outdoor furniture
- Family friendly communal pools
- Tennis and basketball court
- Access to the sea
- Mini golf
- Landscaped gardens
- Communal parking

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.

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.
- Zmbak Tatlisu belediyesi beach and restaurant
- 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, Roses bar, Sea Breeze, Tarot cove, Eagles Nest, Californian, Down the Hill, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cnegiz restaurant, The old barn, Double Jemini, Joya and many more.



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