



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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## BEACH VIEW 3 BED 2 BATH PENTHOUSE WITH ROOF TOP JACUZZI, BBQ + COMMUNAL POOL IN KUCUK ERENKOY



**£399,950 + VAT**

- **Individual title deed when ready + 5% vat**
- **3 bedrooms 2 bathrooms; master bed with en suite**
- **Approx 100m<sup>2</sup> interior + 70m<sup>2</sup> roof terrace + balcony**
- **Roof top with jacuzzi, bbq, outdoor kitchen sink**
- **Modern Open-plan living / kitchen area with built in appliance storage**
- **Beautiful beach / sea and mountain views**
- **Fitted wardrobes throughout**
- **Family friendly communal pool and children's play area**
- **Access to a natural secluded beach!**
- **Direct access to a fantastic natural beach**
- **Juleymans restaurant on your doorstep!**
- **Approx 5 minute drive to supermarket**
- **More estaurants/ bars along the coastline**
- **New Marina approx 10 minute drive**
- **Korenium beach and golf resort approx 15 minutes drive**
- **Kyrenia Center approx 35 minutes drive**
- **Ercan airport approx 50 minutes' drive**
- **Larnaca airport approx. 90 mins drive**

Set directly along the beautiful Küçük Erenköy coastline beside the Mediterranean Sea and a natural charming secluded beach, this stunning modern 3-bedroom penthouse apartment offers an exceptional blend of luxury, comfort, and breathtaking scenery. Situated within an exclusive boutique residence this impressive home presents a rare opportunity to own a prime frontline coastal property in one of the area's most sought-after locations.

Designed with contemporary living in mind, the apartment offers three spacious double bedrooms, all complete with fitted wardrobes, while the impressive master suite enjoys a private en suite bathroom together with panoramic views stretching across the Mediterranean coastline.

The bright open-plan lounge, dining, and kitchen area creates a bright and airy atmosphere, ideal for both relaxing and entertaining. The modern kitchen provides generous worktop space, ample cabinetry, and a separate built-in utility area for added convenience. Triple sliding patio doors flood the living space with natural light and open directly onto a spectacular sea-view balcony overlooking the coastline and beach below. A stylish guest/family bathroom completes the interior layout.

The highlight of this exceptional penthouse is the luxurious private roof terrace, designed to make the very most of the stunning panoramic sea and mountain views. Featuring a jacuzzi, outdoor kitchen sink, and built-in BBQ area, this incredible space offers the perfect setting for entertaining, sunset dining, or simply relaxing while soaking up the Mediterranean lifestyle.

The beautifully maintained residence offers a peaceful and family-friendly environment with a communal swimming pool, landscaped surroundings, and direct access to a picturesque secluded beach. A popular local bar/ restaurant is also just moments away, adding further appeal to this fantastic coastal retreat.

Whether you are searching for a luxury holiday home, permanent residence, or investment opportunity, this spectacular penthouse delivers outstanding lifestyle value in an unbeatable seafront location.

Contact us today for further information or to arrange a viewing.

**HP REFERENCE: HP3447**

### **The property:**

***Lounge/ Kitchen: 4.43m x 10.48m / 14.53 ft x 34.38 ft***

This spacious lounge features a large window with beautiful sea views from both indoors and the patio, offering a stunning coastal outlook. The kitchen comes with plenty of storage space, making it both practical and spacious

***Family bathroom: 1.35m x 3.41m / 4.43 ft x 11.19 ft***

The family bathroom is fitted with WC, shower and basin

***Master Bedroom: 2.74 x 4.00 m/ 8.99 ft x 13.12 ft***

This spacious master bedroom features a large full-size window with stunning views of the sea and pool. It comes fitted with air conditioning and a built-in wardrobe, and also has direct access to the living room balcony. The room benefits from its own private en-suite bathroom.

***En-suite: 1.36m x 2.7m / 4.46 ft x 8.86 ft***

A lovely bathroom fitted with a shower, basin and a WC

***Bedroom Two 2.63m x 3.55m / 8.63 ft x 11.65 ft***

This bedroom comes with a fitted wardrobe and has a patio to a Juliet balcony with stunning view of the mountains .

***Bedroom three 3.67m x 3.46m / 12.04 ft x 11.35 ft***

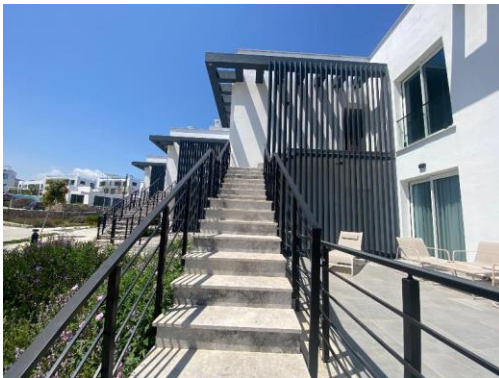
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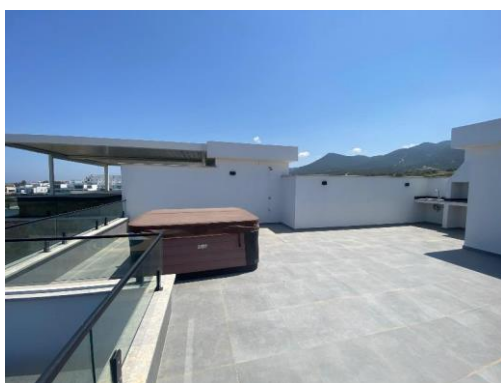
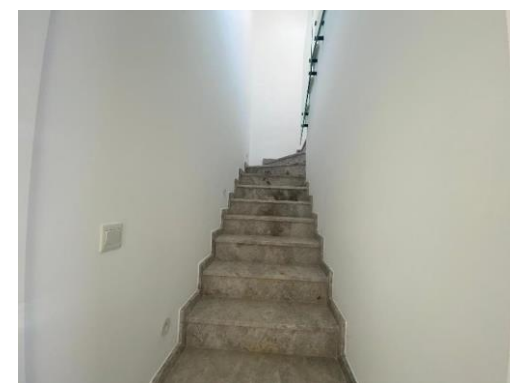
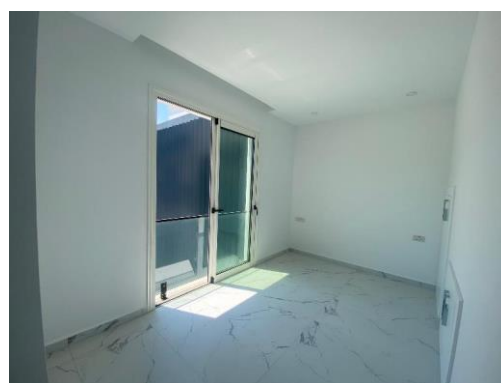
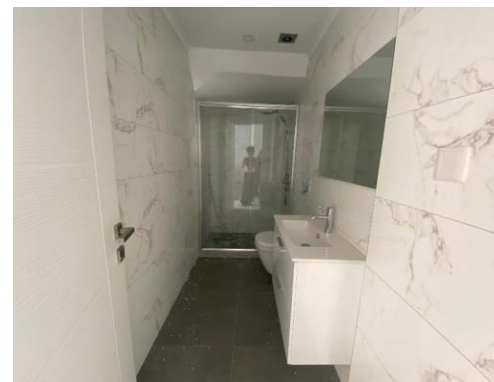
## **Rental Potential**

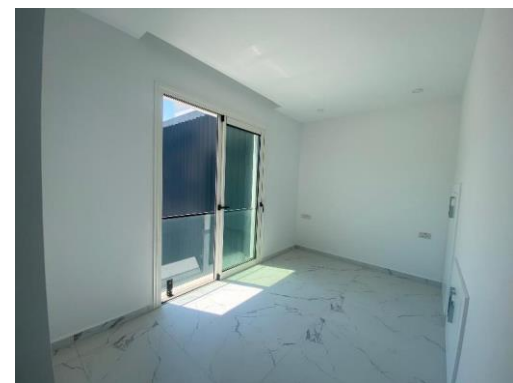
Short term holiday let approx £200 per night

Long term approx £1200 per month

## **The Gallery:**







### **Kucuk Erenkoy,**

Located in North Cyprus, is a charming coastal village nestled along the serene shores of the Mediterranean Sea. This idyllic region is renowned for its picturesque landscapes, boasting stunning views of the azure waters and the rugged Kyrenia Mountains in the backdrop. Kucuk Erenkoy offers a tranquil escape from the hustle and bustle of city life, making it a perfect destination for those seeking relaxation and natural beauty. Visitors can explore its pristine beaches, partake in water sports, or simply unwind in the peaceful ambiance of this coastal haven. The village also retains its traditional Cypriot charm, with quaint streets, local restaurants serving delicious Mediterranean cuisine, and warm, welcoming locals who are eager to share the rich cultural heritage of the region. Kucuk Erenkoy truly offers a slice of paradise for travelers looking to experience the beauty and tranquility of North Cyprus.

### **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 Vally Marina
- The miniature meuseum
- 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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