



Busy Bees Estate Agents Ltd.



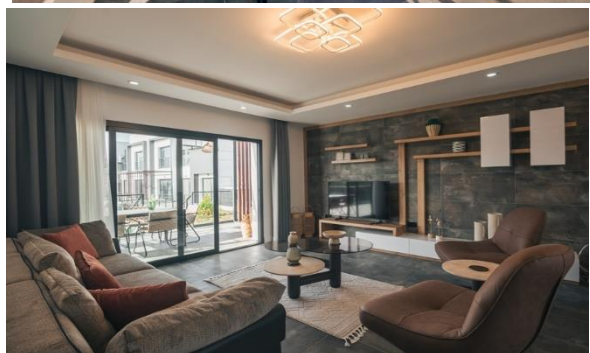
LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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GOLF AND MARINA CLOSE BY, 3 BED GARDEN APARTMENTS WITH COMMUNAL POOL IN ESENTEPE



3 BEDROOMS FROM £229,900

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| <ul style="list-style-type: none">• Individual title deed ready + vat• 3 bedroom ground floor• 89 / 92m² internal + 33m² total terracing• Includes air conditioning throughout• Master bedroom with en suite• Open plan living and kitchen• Spacious ground floor terrace• On site communal with sunbathing terrace• Well-manicured garden and pathways• Lovely sea and mountain views• Children's play ground and basketball court• BBQ area• Interest free payment plan | <ul style="list-style-type: none">• Approx 2 minute drive from Korenium Golf and Beach club• Approx 5 minute walk to the supermarket• Restaurant and take away within approx 15 minute walk• More amenities, bars and restaurants along the coastline• Approx 5 minute drive from the New Sun valley Marina• Kyrenia town center and harbor approx. 20 minute drive• Larnaca airport approx. 90 minute drive• Ercan airport approx. 50 minute drive |
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Reference No: CH020 – 3G

Situated along the highly sought-after Esentepe coastline, just minutes from the sea, supermarkets, restaurants, and local amenities, this brand-new boutique development offers an exclusive lifestyle within a peaceful and family-friendly setting.

The residence comprises a limited collection of luxury apartments and villas, surrounded by well-maintained gardens, walkways, and a family-friendly communal swimming pool. A stylish outdoor pergola seating area and a dedicated BBQ area provides the perfect space for both relaxation and family fun.

Ideally located, the property is just a 2-minute drive to the prestigious Korineum 18-hole Golf Course and Beach Club, while the new Esentepe Marina is only 5 minutes away, offering restaurants, leisure facilities, and further amenities. This prime position makes the property highly attractive for both lifestyle buyers and investors.

This 3-bedroom ground-floor apartment offers approximately 130m² of total indoor and outdoor living space. The property features three spacious double bedrooms with fitted wardrobes, including a master bedroom with en-suite bathroom.

The open-plan kitchen and living room design provides a bright and airy atmosphere, complemented by a 4 seat breakfast / dining bar and ample space for comfortable indoor furniture. Large double sliding glass doors lead directly onto a private terrace with views over the communal swimming pool and landscaped gardens, ideal for outdoor dining and entertaining.

Key Features:

- 3 double bedrooms
- Master bedroom with en-suite
- Approx. 130m² total living space
- Ground floor with a generously sized private terrace
- Communal swimming pool
- Landscaped gardens & walkways
- Close to golf course, beach & marina
- Ideal for holiday use, rental investment or permanent living

This property represents an excellent opportunity as a buy-to-let investment, holiday home, or permanent residence in one of North Cyprus' most desirable coastal locations.

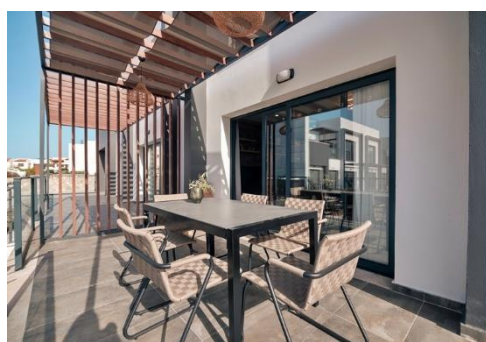
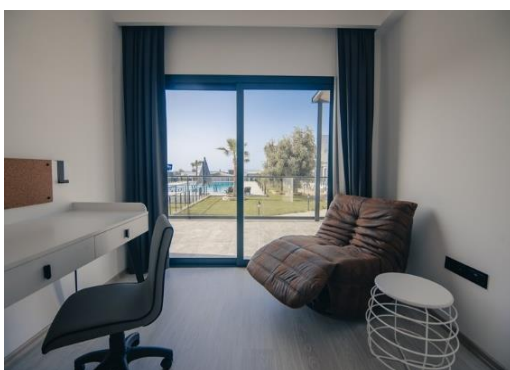
Enquiries highly recommended.

The Gallery:









Payment plan offer:

- 50% down payment
- 50% in interest free instalments until June 2026

Rental potential:

Approx £130 per night short term holiday let

Approx £700 per month long term let

Floor plan:
Ground floor



The Area:

Esentepe / Karagaac

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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