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FURNISHED 2 BED GOLF-SIDE TOWNHOUSE WITH ROOF BBQ, GARDEN AND COMMUNAL POOL - ESENTEPE



£98,000

- **Shared title deed**
- **2 bedrooms 2 bathroom approx. 100m2 + garden and roof terrace**
- **Private roof terrace with BBQ**
- **Sea views from all terraces**
- **Being sold with main furniture and white goods**
- **2 bedrooms + 1 bath located downstairs**
- **Open plan living space/kitchen**
- **Second bathroom, lunge and kitchen on middle level**
- **Spacious garden area**
- **Communal pool and bbq area**
- **Private parking space and gated community**

- **Korenium Golf and Beach club approx. 5 minute drive**
- **Walk to Taro restaurant, gym and spa**
- **Supermarket within approx. 15 minute walking distance**
- **More bars and restaurants along the coastline**
- **Sun Valley Marina approx. 7 minute drive**
- **Approx 20 minutes to Kyrenia Center and Harbour**
- **Approx 90 minutes to Larnaca Airport**
- **Approx 1 hour to Ercan airport**

HP REFERENCE: HP3444 KS

Located in a peaceful gated residence beside the ever-popular Sun Valley, this charming 2-bedroom semi-detached “upside-down” townhouse offers the perfect blend of lifestyle, comfort, and investment potential. With stunning sea and mountain views, spacious outdoor living areas, and excellent nearby amenities, this delightful home is ideal as a holiday retreat, rental investment, or permanent residence.

The upper floor is designed to maximise the breathtaking views and natural light, featuring a bright open-plan lounge and kitchen area complete with white goods and full length patio doors opening onto a beautiful sea view balcony — the perfect place to relax or entertain while enjoying the Mediterranean scenery. A convenient guest cloakroom is also located on this level, while internal stairs lead up to a spacious private roof terrace with built-in BBQ, ideal for sunset dining and outdoor living.

Downstairs, the property offers two spacious double bedrooms, both fitted with wardrobes, air conditioning, and patio doors leading directly onto the terrace and private rear garden area. A family bathroom, hallway storage cupboards, and utility area the lower level. To the front of the property, a cosy patio seating area provides another inviting outdoor space to enjoy.

The well-maintained gated complex benefits from a communal swimming pool and landscaped gardens with a bbq area, creating a relaxing and family-friendly environment. Situated just moments away is the popular Taro Restaurant, open year-round, while the prestigious Korineum Golf & Beach Resort lies within just a short 5 minute drive. Additionally, the coastal region provides beautiful beaches, scenic coastline walks, supermarkets, restaurants, and everyday amenities, making this an exceptional opportunity in one of the area’s most sought-after coastal locations.

First floor

Open-plan living room/Kitchen : 5.94m x 3.8m (19ft 5in x 12ft 5in)

Bright open-plan living space with air conditioning unit and patio doors to the terrace with stunning view of the mountain and sea . The kitchen comes fully fitted with fridge freezer, oven and oven and hob

Cloakroom : 3.51m x 2.87m (11ft 5in x 9ft 4in)

Fitted with basin and WC

Ground floor

Bedroom One: 3.77m x 2.94m (12ft 4in x 9ft 6in)

Fitted wardrobes, air conditioning unit and patio doors to terrace and back garden

Bedroom two: 3.57 x 3.28m (11ft 7in x 10ft, 8in)

Fitted wardrobes, air conditioning unit and patio doors to terrace and back garden

Family Bathroom: 2.09m x 1.52m (6ft 9in x 4ft 10in)

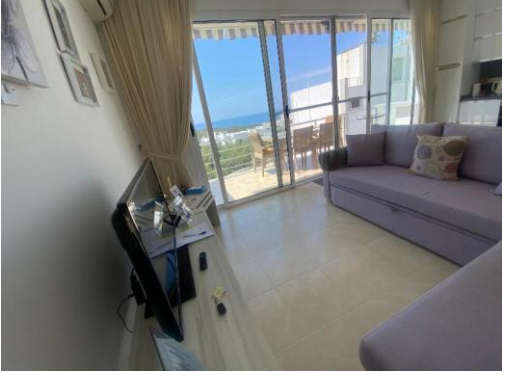
Fitted with with basin , WC and a shower

Under stairs storage

You have the washing machine and storage cupboards

Maintenance: £390 every 6 months

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 Vally harbor
- 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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