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LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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BEAUTIFUL SEA FACING 2 BED 2 BATH GARDEN APARTMENT WITH COMMUNAL POOLS IN ESENTEPE



RE-SALE PRICE £110,000

<ul style="list-style-type: none">• Individual title deed in owner's name• 2 double bedrooms, master en-suite• Approx. 90m² + front and back covered terracing and additional patio• Beautiful and clear sea views• Good sized kitchen with white goods and appliances• Spacious semi open plan lounge and diner• Being sold furnished with air conditioning• Both bedrooms with built in wardrobe and a ceiling fan• 3 fantastic family friendly communal pools with sun bathing terraces• Communal gardens with outdoor seating• Great location	<ul style="list-style-type: none">• Approx 10 minute walk to Esentepe beach and Hilltown beach club• Approx 5 minute walk to the closest supermarket• Health center 5 minute walk• Dine in and take away restaurants approx. 7 minute walk• Esentepe Marina approx. 7 minute drive• Koreni Golf and Beach club approx. 7 minute drive• More amenities along the coastline• 25 minute drive to Kyrenia City center and Harbor• Approx 50 minute drive to Ercan airport• Approx 80 minute drive to Larnaca airport
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Located just minutes from the beautiful Esentepe shoreline, with easy access to local restaurants and amenities, lies the wonderful Forest Golf Complex. This beautiful development features three family-

friendly communal pools, well-manicured gardens, and peaceful outdoor seating areas, creating a serene and relaxing atmosphere — perfect for both holidays and permanent living. Benefiting from all of this is a spacious two-bedroom, two-bathroom ground floor apartment offering a comfortable and contemporary lifestyle. The apartment enjoys multiple outdoor seating areas, including a beautiful sea-facing terrace that overlooks the sparkling Mediterranean Sea and the lush communal gardens. To the rear, a large back terrace opens onto a generous patio area, ideal for outdoor dining or simply relaxing in the sun. Inside, the open-plan kitchen sits neatly in its own defined space and flows seamlessly into a spacious lounge and dining area, which also enjoys direct access to the sea-facing terrace — perfect for entertaining or taking in the stunning views. The master bedroom features a private en-suite bathroom, while the second bedroom sits adjacent to the modern family bathroom.

Overall, this property offers a fantastic living experience, combining modern comfort, beautiful surroundings, and resort-style amenities — making it the ideal choice for a holiday home, investment opportunity, or permanent residence.

Ref: HP3407 KF

The property:

Kitchen / Diner and lounge: 7.1m x 5.8m

A semi-open plan design with the kitchen located to the back of the room in its own corner overlooking the open plan lounge and diner. The kitchen comes with a fridge freezer, oven, hob, fan and a washing machine. Plenty of cupboard space.

The spacious lounge easily accommodates comfortable sofas, a TV unit, and a six-seater dining table. From here, glass French sliding doors open onto a sea-facing terrace, offering stunning views of the Mediterranean Sea and the beautifully landscaped gardens—enjoyable from both inside and out.

Family Bathroom: 1.58m x 2.17m

Fully fitted with a shower, w/c, wash basin and a vanity unit

Master Bedroom: 3.10m x 2.77

A double bedroom with fitted wardrobes and French glass doors which access the rear covered terrace and open patio area. The master also benefits from a private en suite.

En-suite: 1.22m x 2.8m

Completed with a shower, w/c, wash basin and vanity unit

Bedroom Two: 2.86m x 3.49m

Again, a good sized room with two single beds, fitted wardrobes and French sliding doors leading to the rear covered terrace and open patio area.

Exterior:

Sea facing covered terrace large enough to hold comfortable outdoor furniture

Rear mountain view terrace also large enough to hold comfortable outdoor furniture

Small open patio area ideal for soaking up the sun or an outdoor dining/ coffee table

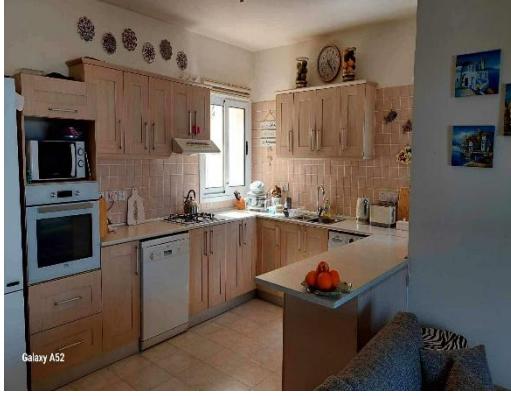
Maintenance fees £1150 per year

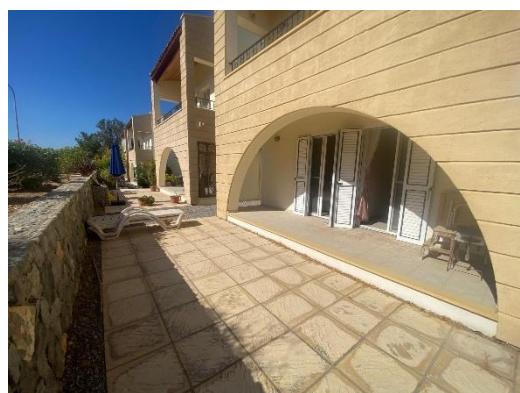
Rental Opportunity:

Long term approx. £450 - £500 per month

Short term holiday let approx. £450 per week

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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