



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Esentepe Branch, North Cyprus Telephone 0090 533 8876563
Alsancak Branch, Kyrenia, North Cyprus Telephone 0090 539 117 24 40

info@busybeesestateagents-cyprus.com Website: www.busybeesestateagents-cyprus.net

SEA VIEW 3 BED 4 BATH DETACHED VILLA WITH PRIVATE POOL, ROOF TERRACE AND 5* FACILITIES IN ESENTEPE



£459,950 + VAT

- **Individual title deed when available + 5% VAT**
- **3 bedrooms, 3 en suite + family bath**
- **Approx 155m2 villa + 400m2 plot**
- **3m x 6m private pool**
- **White goods and air conditioning**
- **Villa with 3 floors / Large Roof Top Terrace with beautiful sea view**
- **Open plan kitchen & lounge**
- **Ceramic flooring and Granite staircase**
- **On site family friendly communal pools + indoor pool**
- **Fitness centre, steam room and sauna**
- **Café / Patisserie on site**
- **Property management services available great for buy to let investment**

- **Esentepe sandy beach and beach restaurant approx. 3 minute drive**
- **3-minute drive to closest supermarket**
- **3-minute drive to Esentepe village with bars / restaurants, bank, and more amenities**
- **Korenium Golf and Beach club approx 10-minute drive**
- **Sun Valley Seaside Marina approx. 7 minute drive**
- **More bars and restaurants along the coastline**
- **Approx 25 minute drive into Kyrenia City Center and famous harbor**
- **Ercan airport approx. 60 minute drive**
- **Larnaca airport approx. 90 minute drive**

HP Reference: HP3435

Located in the foothills of Esentepe, just moments from the beautiful coastline, lies the highly sought-after Caesar Cliff Resort. This newly developed complex offers a true holiday-style lifestyle year round, with an impressive range of 5-star on-site facilities including a café/patisserie, various outdoor family-friendly communal pools, an indoor heated pool, a fully equipped fitness centre, a luxurious spa complete with a steam room and sauna and a games room.

Beautifully landscaped gardens and scenic walking paths provide the perfect setting for relaxing evening strolls, while the on-site management service makes property ownership effortless—ideal for those considering a buy-to-let investment.

Positioned along the cliffside, the resort boasts breathtaking, uninterrupted views of the sparkling Mediterranean Sea from almost every angle.

Benefiting from all of the above, we are delighted to present this exceptional 3-bedroom, 4-bathroom luxury villa for sale. Designed with comfort and elegance in mind, the property offers generous living space, with all three bedrooms featuring their own private en suite, an additional family bathroom, and a spacious open-plan living and kitchen area.

The standout feature is the superb outdoor living space, including a private swimming pool and a stunning roof terrace with uninterrupted sea views—perfect for relaxing, entertaining, and enjoying the Mediterranean lifestyle.

What truly sets this property apart is its unique offering: while many holiday style resorts consist solely of apartments, this villa combines the privacy of a detached home with the convenience of resort-style amenities right on your doorstep.

Thanks to its prime location and thoughtful design, this property is perfectly suited as a buy-to-let investment, permanent residence, or a luxurious holiday home—the choice is yours.

The Property

Ground Floor:

Open Plan Kitchen & Lounge: 5.4m x 8.3m (17.71ft x 27.23ft)

Lovely bright and airy living space with air conditioning, and features glass sliding doors that open on to the pool terrace and garden area.. The kitchen comes fully fitted. (to be edited)

Cloak Room: 1.7m x 1.4m (5.57ft x 4.59ft)

Fitted with a W.C and a sink.

Second floor

Bedroom 2: 5.2m x 3.4m (17.06ft x 11.1ft)

A double bedroom with fitted wardrobes and air conditioning unit.

En-suite: 1.4m x 2.3m (4.59ft x 7.54ft)

Good sized shower, wash basin and WC

Third floor

Master bedroom: 5.7m x 4.4m (18.70ft x 14.4 ft)

A double bedroom with en-suite shower room, air conditioning & fitted wardrobes.

En-suite: 3.4m x 1.1m (11.15ft x 3.60ft)

Good sized shower, wash basin and WC.

Bedroom 3: 4m x 3.1m (13.1ft x 10.17ft)

Another double bedroom with fitted wardrobes and air conditioning unit.

En-suite: 1.3m x 2m (4.26ft x 6.56ft)

Good sized shower, wash basin and WC

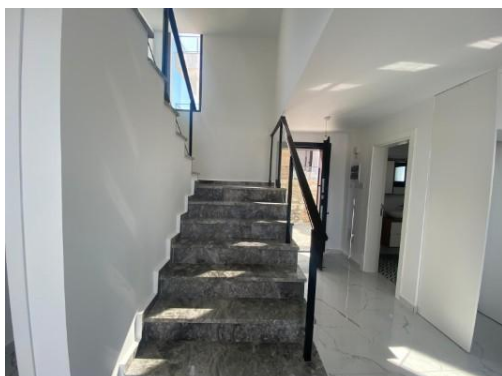
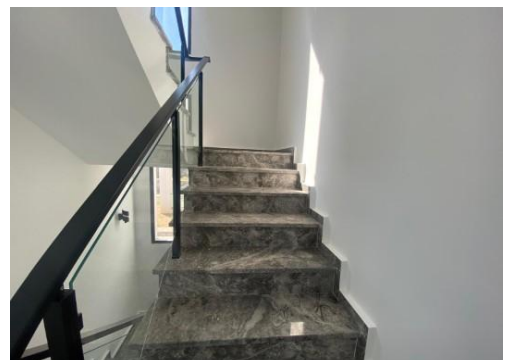
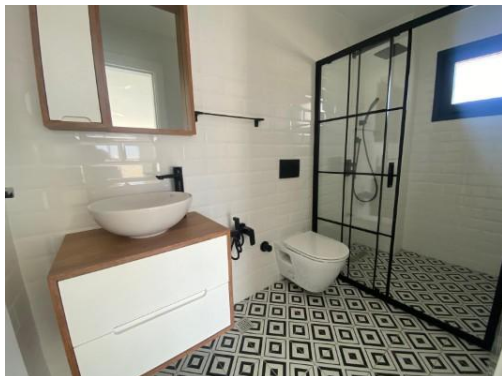
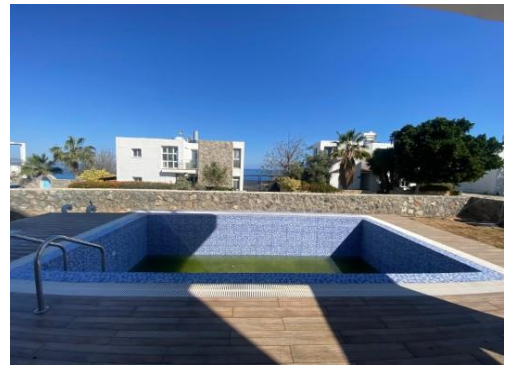
Buy to let potential:

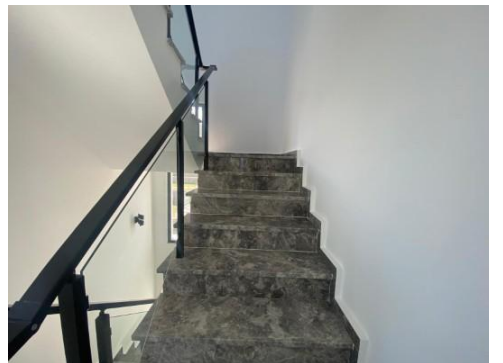
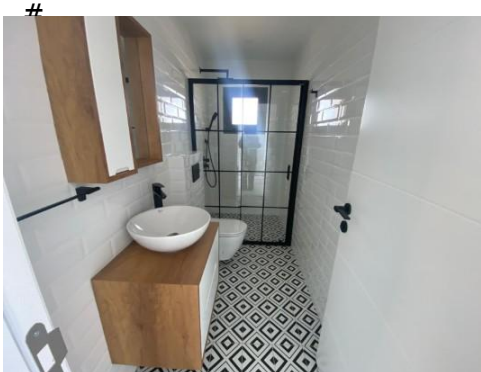
Short term holiday lets approx. £250 per night

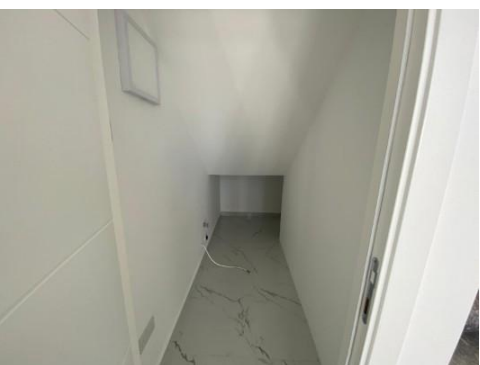
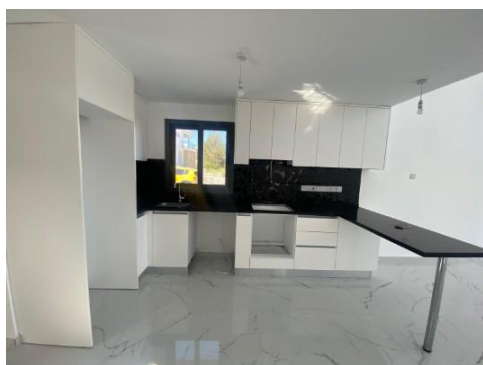
Long term approx. £1500 per month

Maintenance fees: £110 per month

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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