



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166  
Esentepe Branch, Telephone 0090 533 887 6563

Email: [info@busybeesestateagents-cyprus.com](mailto:info@busybeesestateagents-cyprus.com) [www.busybeesestateagents.com](http://www.busybeesestateagents.com) cyprus.com

## 3 BEDROOM 3 BATHROOM DETACHED VILLA WITH PRIVATE POOL AND SEA VIEWS IN ESENTEPE



**£210,000**

- **Shared title deed**
- **133m2 villa + approx. 500m2 plot**
- **3 bedrooms, 2 en suite, 1 cloak room and 1 family bathroom**
- **1 bed and en suite on the ground floor**
- **Open kitchen, diner and lounge with fireplace**
- **White goods included furniture negotiable**
- **Air conditioning in lounge and master suite**
- **Built in wardrobes**
- **8x4 Private pool + sunbathing terrace**
- **Garden bbq and pergola**
- **Gated entry with private driveway**
- **2 and 5 ton water tanks + solar hot water**
- **Esentepe Beach and beach club approx 5 minute drive**
- **Approx 5 minute drive to local supermarket**
- **Health center, pharmacy, bank and municipality close by**
- **Approx 5 minutes' drive from bars and restaurants along the coastline**
- **Approx 6-minute drive from Esentepe Marina**
- **Kyrenia centre and Girne Harbor within approx. 25 minute drive**
- **Within approx 50 minute drive to Ercan airport**
- **Larnaca airport within approx 90 minutes**

**Ref No: HP3431 KS**

Located within the foothills of Esentepe surrounded by new and upcoming developments is this fantastic 3 bedroom 3 bathroom detached villa. Located within proximity to amenities the villa offers a great lifestyle. The exterior boasts a large low maintenance plot complete with a gated entry and private driveway, followed by a luscious private pool equipped with a sunbathing terrace and a bbq for those who love to entertain. The ground floor comprises a fully equipped kitchen separated from the lounge via a breakfast table. The open plan lounge features a natural stone fire place and plenty of glass sliding doors which lead onto the pool terrace ensuring plenty of natural light and a fresh sea breeze. There is also a double bedroom located on the ground floor complete with its very own private en suite and accesses the pool area. There is also a cloak room.

The first floor consist of 2 double bedrooms, the master with a private en suite and access to a beautiful large terrace which overlooks the pool area and boasts views of both the Mediterranean sea and the mountains. A family bathroom completes the setting.

Overall this villa offers a great living experience either for a permanent sunny dream home abroad or second holiday home or as a great buy to let investment. With lots of new developments being developed close by the villa will also benefit from more amenities within walking distance and therefore as a result will see potential higher value in the near future.

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### **Rental Potential**

Short term approx. £100 per night

Long term rental potential approx. £900 per month

### **The Property:**

#### **DOWNSTAIRS**

#### **Kitchen/ Lounge: 10.33 m x 3.85m**

This open-plan kitchen features a fitted breakfast bar and comes fully equipped with a fridge-freezer, oven and hob, and a dishwasher. The lounge is fitted with air conditioning and a fireplace, and benefits from two patio doors leading directly onto the outdoor providing easy access to the pool.

#### **Bedroom 2 (upstairs): 4.76 m x 3.84m**

This double bedroom, located downstairs, comes with a fitted wardrobe, an air conditioning unit, and features both a window and a patio door that opens onto the poolside. It also has its own private en-suite bathroom.

#### **En-suite Bathroom: 1.59 m x 1.90 m**

Complete with a shower, basin and a w/c.

#### **Cloak room: 2.16m x 1.74 m**

Fitted with a basin and a w/c. The washing machine is located here under the stairs

#### **UPSTAIRS**

#### **Master Bedroom 3.38 m x 3.75 m**

This double bedroom comes Fitted with a wardrobe and air conditioning unit, this room also has its own private en-suite. It features two patio doors leading to balconies, one opens onto a smaller balcony, while the other leads to a larger balcony space.

#### **En-suite Bathroom: 2.78 m x 0.90 m**

Fitted with a shower, basin and a w/c.

#### **Family Bathroom: 2.07m x 1.34 m**

Fitted with a shower, basin and a w/c.

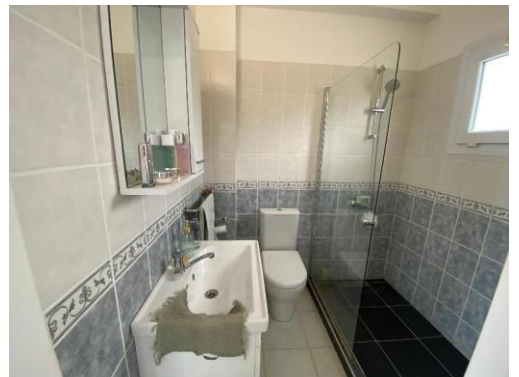
**Bedroom 3 : 3.27 m x 3.87m**

This double bedroom comes with Fitted wardrobes and an air conditioning unit. it also has a patio door that opens up to a small balcony with pool and sea view

**Terrace:**

A large space upstairs Large enough to hold outdoor furniture with lovely sea view

**The Gallery:**







### **The Region:**

**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 breathtaking views of the Besparmak mountain range meaning that players may find it hard to concentrate on their game!

### **Amenities and popular attractions:**

- Esentepe village and belediyesi: Bank, pharmacy, supermarket.

Restaurants include the Old Barn, Ramzi restaurant, Cengiz restaurant, Tina's coffee shop and more.

- Kantara castle
- Esentepe sandy beach and beach restaurant
- Civil Sunvarmi seaside pool and restaurant
- Korenium golf and beach club
- New Esentepe Sun Valley Marina
- Kantara castle
- Elexus hotel and casino
- Miniature meuseum
- Kyrenia Harbor and castle
- Kyrenia high street
- Incirli gypsum caves
- Alagadi / turtle beach where you can watch the baby turtle being released around July and September
- St Hilarion Castle
- Bellabay
- Multiple other restaurants and cafes along the coastline

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