



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Esentepe office, North Cyprus Telephone 0090 533 887 6563
Email: info@busybeesestateagents-cyprus.com
www.busybeesestateagents-cyprus.net

STUNNING SEA VIEWS, 3 BEDROOM 2 BATHROOM HILLSIDE VILLA WITH PRIVATE POOL IN ESENTEPE



£299,950

- | | |
|---|---|
| <ul style="list-style-type: none">• Shared title deed• Villa 160m2, plot 800m2 (Estimated)• 2 Bedrooms + family bathroom on the ground level• Master bedroom + en suite and large sea view terrace on the upper level• Separate kitchen• Spacious lounge with fireplace and dining area• Furniture and white goods available• Captivating Sea Views• Built in wardrobes + shutters• 5 ton water storage tank• 10x5 Private swimming pool• Spacious outdoor area + Irrigation system• Gated entry | <ul style="list-style-type: none">• Esentepe sandy beach and beach restaurant within approx. 5 minute drive• Approx 5 minutes drive from the Esentepe main village with few restaurants, supermarkets, a pharmacy and bank• More amenities close by• Korenium golf and beach club approx. 10 minute drive• Sun Valley Marina approx. 7 minute drive• Kyrenia City Center and Girne Harbor approx. 25 minute drive• Ercan airport approx. 50 min drive• Larnaca Airport approximately 90 minute drive |
|---|---|

Located in the sought-after area of Esentepe, this stunning 3-bedroom, 3-bathroom villa offers breathtaking sea and mountain views, spacious living areas, and beautifully landscaped gardens, making it an ideal permanent residence or holiday home.

The ground floor comprises two spacious double bedrooms, both enjoying access to a shared balcony, along with a well-appointed family bathroom. The bright and airy lounge is centred around a charming fireplace and benefits from large windows that flood the space with natural light while allowing excellent ventilation. An open-plan dining area adjoins the lounge, creating the perfect setting for both relaxed family meals and entertaining guests.

Stepping outside, the terrace offers stunning views across the sparkling blue Mediterranean Sea and the private swimming pool, providing an idyllic spot to enjoy your morning tea or coffee. Flowing seamlessly from the living area is a generously proportioned kitchen, thoughtfully designed with ample cabinetry and extensive worktop space, making it both practical and inviting for everyday living.

The entire first floor is dedicated to the master bedroom suite, complete with a private en-suite bathroom and a large private balcony boasting uninterrupted panoramic views of both the Mediterranean Sea and the surrounding mountains.

Finally, the exterior of the villa is equally impressive, set within beautifully landscaped gardens adorned with a variety of mature fruit trees and traditional Mediterranean plants, creating a peaceful and private sanctuary in which to enjoy the wonderful North Cyprus climate. At the heart of the garden lies a private swimming pool surrounded by a spacious sunbathing terrace, offering the perfect setting for relaxing or entertaining family and friends.

Combining comfort, privacy, and breathtaking scenery, this exceptional villa presents a rare opportunity to own a beautiful home in one of Esentepe's most sought-after locations.

Ref No: HP3460 KS

ROOM DESCRIPTION

Lounge: (downstairs) 4.66 x 7.5m / 15.3 ft × 24.6 ft

This lovely lounge features a charming fireplace and large windows with shutters, creating a warm and inviting atmosphere. Patio doors open onto the front terrace of the property, while a second set of patio doors leads to the poolside terrace, where you can enjoy stunning views of the sea and the surrounding landscape.

Kitchen: (downstairs) 4.05 x 2.5m / 13.3 ft × 8.2 ft

The separate kitchen is fully fitted and comes complete with a fridge-freezer, oven, hob, and washing machine. A window fills the space with natural light while offering beautiful views of the sea, creating a bright and pleasant environment for cooking and dining

Family Bathroom (downstairs): 2.14x 1.57 m / 7.0 ft × 5.2 ft

Fitted with bath, basin and WC

Bedroom 2 (downstairs) : 3.01 x 3.23m / 9.9 ft × 10.6 ft

This spacious double bedroom features fitted wardrobes, air conditioning, and traditional window shutters. A patio door opens directly onto a terrace that is connected to the third bedroom , allowing plenty of natural light to fill the room while providing easy access to the outdoor space

Bedroom 3 (downstairs): 3.37 x 2.99m/ 11.1 ft × 9.8 ft

The third double bedroom features fitted wardrobes, air conditioning, and traditional window shutters. A patio door opens onto a shared terrace, which is connected to the second bedroom, providing a pleasant outdoor space with easy access from both rooms

Master Bedroom (upstairs): 4.72m x 4.81m / 15.5 ft x 15.8 ft

This spacious master bedroom features fitted wardrobes, air conditioning, and traditional window shutters. From the comfort of the room, you can enjoy beautiful sea views. A patio door opens directly onto the terrace, where you can take in the stunning panoramic views of the sea and surrounding landscape. The master bedroom also benefits from its own private en-suite bathroom, providing both comfort and convenience.

En-suite: 1.87m x 1.39m / 6.1 ft x 4.6 ft

Fitted with basin and WC and bath

Rental potential:

Approx. £180 per night short term holiday let

Long term approx. £1600 per month long term let

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!

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 coastlin

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

Busy Bees Estate Agents Ltd is licensed to trade in estate agency and real estate within the TRNC. Government Register No. 066