

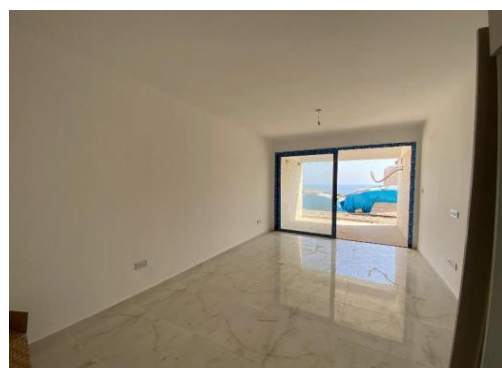


Busy Bees Estate Agents Ltd.



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BRAND NEW COASTAL STUDIO APARTMENT LOCATED ON HOLIDAY STYLE RETREAT WITH AMENITIES IN ESENTEPE



£79,950 + VAT

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| <ul style="list-style-type: none">• Individual title deed when ready + VAT• Studio ground floor apartment• Approx 35m2 + 8m2 terrace• Elevated location with sea view• Open plan kitchen / living room• Brand new, handover July 2027• Unfurnished• On site amenities include family friendly communal pools, café / restaurant, spa center, fitness center, tennis court, and more• Great for buy to let investment | <ul style="list-style-type: none">• Esentepe beach and beach club approx. 5 minute drive• Café and restaurants approx. 5 minute drive along the coastline• Korenium Golf and Beach club approx. 15 minute drive• Sun Valley Marina approx. 15 minute• Approx 40 minute drive to Kyrenia City Center and Girne Harbor• Approx 60 minute drive to Ercan airport• Approx 90-minute drive to Larnaca airport |
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HP REFERENCE NUMBER: HP3469P

Designed with comfort, convenience and modern living in mind, Ultramarine Nuance is an exclusive development in the rapidly growing area of Esentepe, Northern Cyprus.

Surrounded by the natural beauty of the Mediterranean, Esentepe combines authentic Cypriot charm with the infrastructure and amenities needed for year-round living or an idyllic holiday lifestyle. The development is ideally positioned within proximity to a brand new Marina and the Koreneum Golf and Beach club adding further appeal and long-term potential to this already sought-after location. Ultramarine Nuance offers more than simply a home; it is designed to provide a luxurious lifestyle where modern comforts meet the tranquillity of nature and the beauty of the sea. On site facilities will include;

- Spa / Steam room
- Fitness center
- Outdoor family friendly swimming pools
- Café / Restaurant
- Tennis court
- Communal car parking
- Free shuttle service for accessing the facilities of the developer's other projects

With its prime location and carefully considered surroundings, residents can enjoy a peaceful Mediterranean lifestyle while remaining close to the amenities and attractions of Esentepe. Please contact us today for more information.

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Maintenance fees £170 per month (*Estimated*)

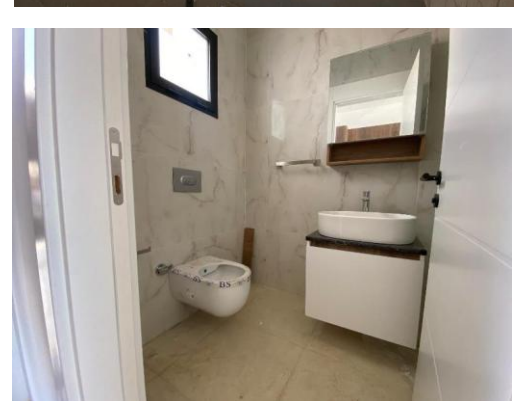
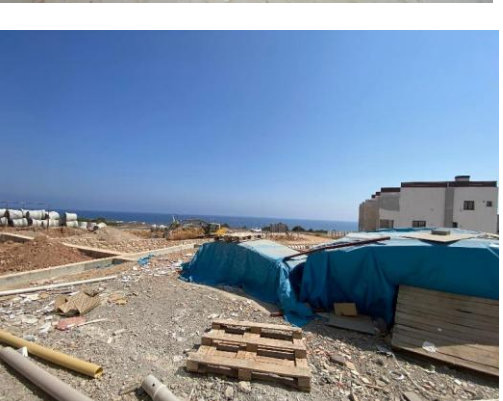
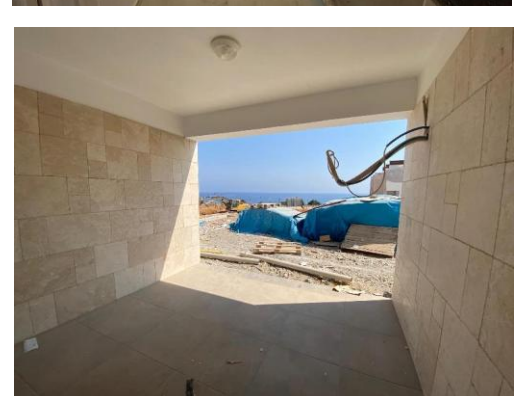
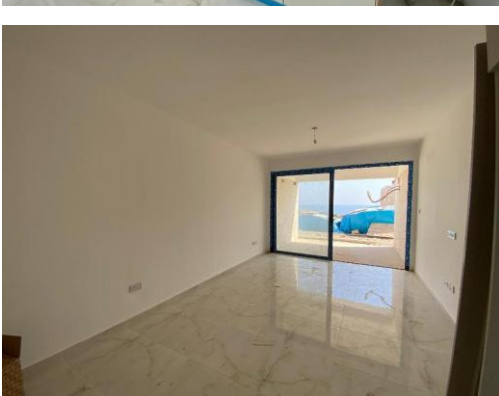
Rental potential:

Short-term holiday let approx. £60 per night high season

Long term rental approx. £350/£400 per month

The Gallery:





The Area:

Esentepe

The region

Esentepe is truly the place to be, currently one of Northern Cyprus's most sought-after coastal areas thanks to its beautiful Mediterranean setting, proximity to the renowned Korineum Golf & Beach Club, and peaceful village atmosphere.

The village itself offers everything needed for comfortable year-round living, including a selection of local bars and restaurants, a supermarket, bank, municipality (Belediyesi) and pharmacy. Meanwhile, the surrounding coastline is experiencing exciting levels of development, with new 5★ resorts and a beautiful new marina underway, bringing further restaurants, cafés, bars, entertainment and retail facilities to the area.

Esentepe also enjoys an enviable position between Kyrenia city centre and Karpaz Gate Marina, making it an attractive choice for both lifestyle and investment.

With the coastline just minutes away, excellent local amenities and continued investment transforming the area, Esentepe is undoubtedly a location to watch and a fantastic place to own a home.

Popular Area Attractions:

- Satin Bay beach and beach restaurant / bar
- 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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