



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

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SEA VIEW 3 BEDROOM 3 BATHROOM VILLA WITH PRIVATE POOL + GARDEN IN ESENTEPE. PAYMENT PLAN AVAILABLE.



£470,000 + VAT

- **Individual title deed ready soon + VAT**
- **3 bedroom 3 bathroom Villa 153m² + 600m² plot + 44m² first floor terrace**
- **Interest free Payment plan option available**
- Open plan kitchen / lounge / diner
- Kitchen with central island and white goods
- 1 Bedroom located on the ground floor
- Master bedroom on first floor with en suite and a large sea view terrace
- Second bedroom on first floor with en suite
- Captivating views all around
- Air conditioning throughout
- Private swimming pool
- Gated entry and private parking

- Esentepe beach, beach restaurant and Hilltown Beach club approx. 5 minute drive
- Approx 5 minute drive from Esentepe main village with restaurants, markets, barber, municipality services, bank and pharmacy
- Koreneum Golf and Beach club approx. 15 minute drive
- More restaurants and amenities close by
- Kyrenia City Center and Girne Harbor approx. 30 minute drive
- Ercan airport approx. 50 min drive
- Larnaca Airport: 90 minute drive

HP REFERENCE: HP3471P

Located in the serene coastal village of Esentepe, this fabulous villa enjoys a peaceful foothill setting and beautiful sea views thanks to its elevated position. The village is just minutes away, offering a selection of popular restaurants, local cafés, a pharmacy, bank and belediyesi services, while the coastline is only a 5-minute drive away, with sandy beaches, further restaurants and cafés close by. The renowned Korineum Golf & Beach Club is approximately 15 minutes away, while the new marina currently under construction is set to bring even more facilities and attractions to this already popular coastline.

Set on a private plot, the villa offers comfortable and well-planned living accommodation across two levels. The ground floor features one double bedroom with direct access to the pool and terrace, an open-plan kitchen, lounge and dining area, plus an additional guest bathroom.

The modern kitchen is separated from the living space by a central island, providing plenty of worktop space and fitted with built-in appliances. The bright lounge and dining area features large double-glazed sliding doors, allowing plenty of natural light inside while offering beautiful views across the pool towards the distant sea.

Upstairs are two further bedrooms. The spacious master bedroom benefits from a private en-suite bathroom and access to a generous terrace boasting stunning sea and mountain views. The second bedroom is also served by a comfortable and private en suite.

Outside, the private pool is positioned beside the villa and surrounded by a spacious terrace, creating a lovely setting for sunbathing, relaxing and enjoying the peaceful surroundings. A private driveway and gated entrance complete the property.

Best of all, there is a fantastic interest-free payment plan available, making this an even more attractive opportunity. Simply pay 50% upfront, with the remaining 50% payable in interest-free instalments over 6 months.

A wonderful coastal home combining privacy, beautiful views and easy access to the village, beaches, golf and the growing amenities of Esentepe.

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The property:

Ground floor

Lounge/ Kitchen: 8.60m x 3.87m / 2.55m x 4.28m - (28.22 ft x 12.70 ft/ 8.37 ft x 14.04 ft)

This spacious and bright open-plan lounge and kitchen features fitted air conditioning and patio doors leading onto a terrace overlooking the pool, with lovely sea views. The modern kitchen includes a central island and is fully fitted with a washing machine, fridge freezer, oven and hob.

Bedroom two: 3.55m x 3.6m / (11.65ft x 11.81ft)

This spacious double bedroom comes with a fitted wardrobe, air conditioning, and a patio door which provides direct access to the pool and pool terrace.

Family Bathroom :1.21mx 2.14m / (3.97ft x 7.02ft)

Fitted with shower, basin and WC

First floor

Master Bedroom : 2.93mx 4.87m / (9.61ft x 15.98ft)

This spacious master bedroom comes with a fitted wardrobe, air conditioning, and patio doors leading onto a very spacious terrace with stunning views of the stunning coastline. The bedroom also benefits from its own private en-suite bathroom.

En-suite: 1.23m x 2.55m (4.04ft x 8.37ft)

Fitted with a shower basin and WC

Bedroom: 3 3.59m x 3.58m (11.78ft x 11.75ft)

This bedroom comes with a fitted wardrobe, air conditioning, and a Juliet balcony offering stunning views of the sea and the surrounding area. It also has its own private en-suite bathroom

En-suite: 1.76m x 2.02m (5.77ft x 6.63ft)

Fitted with a shower basin and WC

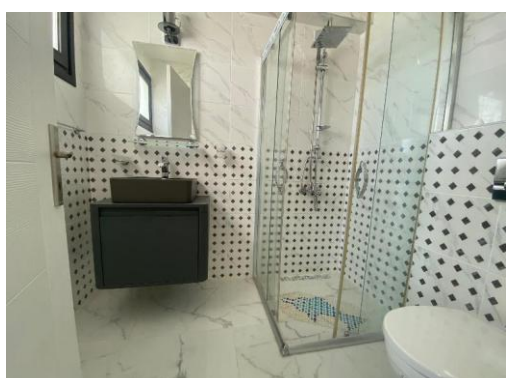
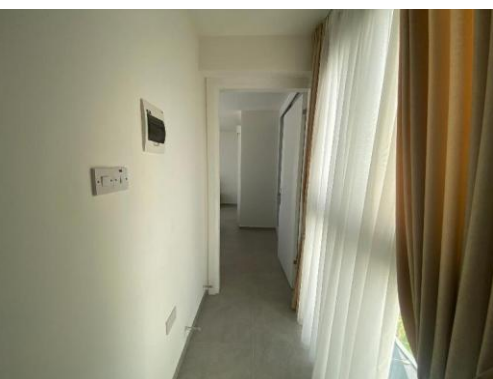
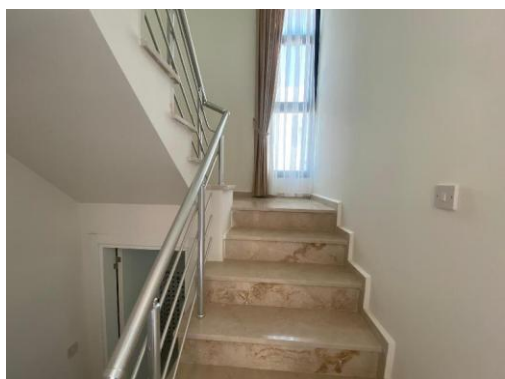
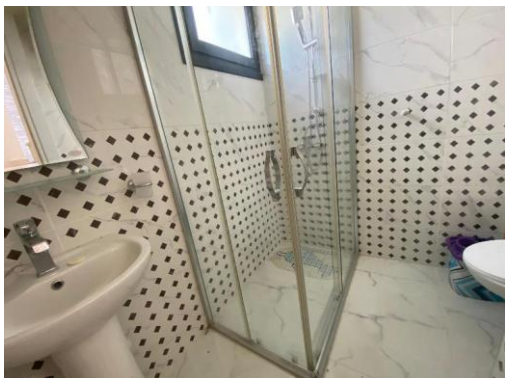
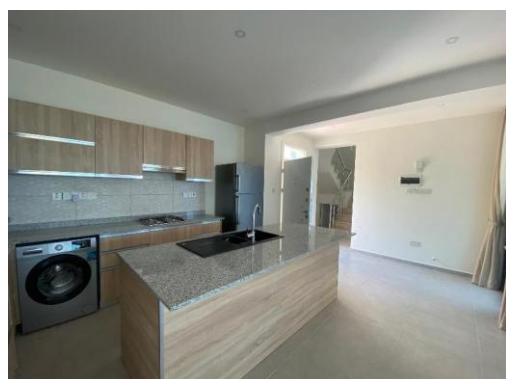
Rental potential:

Approx £180 per night short term holiday let

Long term approx. £1500 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!

Popular Area Attractions:

- The New Marina with beach club and restaurant
- Korineum Golf and Beach Resort.
- Esentepe beach and beach restaurant
- Hilltown beach club
- Satin Bay beach and restaurant
- 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 dine in and take away restaurants/bars including: Hilltown, Civil Savunma, Bella beach bar, Tarot cove, Cali Pub, Café Paris, Hati's café, Eagles Nest, Californian, Down the Hill, Diiva Chinese, The Spice Garden, Roots bar, Ponderosa, Tuncayin Yeri, Moonshine, Remzis, Cengiz restaurant, The old barn, Double Gemini, Joya and many more.

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