



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 www.busybeesestateagents-cyprus.com

CHARMING SEA VIEW 2 BEDROOM 2 BATHROOM BUNGALOW WITH ROOF TERRACE + COMMUNAL POOL IN ESENTEPE



£199,950

- **Individual title deed in owner's name**
- **Est. 115m² bungalow, est. 250m² plot, est. 60m² private roof terrace**
- **2 double bedrooms, master en-suite + family bathroom**
- **Open plan kitchen with breakfast bar**
- **Lounge with fireplace + access to terrace**
- **Main furniture, white goods + air conditioning included**
- **Well-manicured and low maintenance garden**
- **Private sea view roof terrace with BBQ**
- **Large wrap around sea view ground terrace**
- **7x14 Communal swimming pool with sunbathing terrace**
- **Approx. 5 minute drive to Esentepe Beach and beach restaurant**
- **Esentepe village est. 5 minute drive, municipality, restaurants, supermarket, pharmacy and café**
- **Korineum golf and beach club est. 10 minute drive**
- **Sun Valley Marina est. 7 minute drive**
- **More bars and restaurants along the coastline**
- **Est. 25 minute drive to Kyrenia City Center and Girne Harbor**
- **Ercan airport est. 50 minute drive**
- **Larnaca airport est. 90 minute drive**

Located just moments from the sought-after Esentepe coastline, this charming bungalow is set within a peaceful and family-friendly residence of just 18 detached bungalows. The development offers a lovely sense of community, complemented by a generous 7 x 14 metre communal swimming pool and surrounding sunbathing terrace, perfect for relaxing in the Mediterranean sunshine.

The bungalow itself is full of character and offers comfortable single-level living. Inside, there are two double bedrooms, both featuring fitted wardrobes and attractive high wooden beamed ceilings, while the master bedroom benefits from its own private en-suite. The bright open-plan living area combines the kitchen and lounge, thoughtfully separated by a breakfast bar, creating a sociable and airy space. The lounge also features a cosy fireplace and double glass doors opening directly onto a spacious covered wraparound terrace, where you can enjoy beautiful sea views. A separate family bathroom completes the interior.

One of the standout features is the generous private plot, offering ample outdoor space with a low-maintenance garden, dotted with mature plants and trees. The private rooftop terrace is a real highlight, enjoying panoramic views across the Mediterranean Sea and the scenic Esentepe hills. Complete with a built-in BBQ, it provides the perfect setting for al fresco dining, entertaining guests, or simply unwinding while taking in the stunning surroundings.

A wide range of amenities are just a short drive away, including the sandy beach at Esentepe Beach, local restaurants, bars, cafés, supermarkets, and the popular Hilltown Beach Club.

Overall, this property offers an excellent opportunity as a holiday home, permanent residence, or buy-to-let investment in one of the area's most desirable coastal locations.

Reference: HP3434 KF

The property:

Lounge/Kitchen: 4.26m x 7.56(14 ft x 24.8 ft)

A bright, spacious and open plan area. Kitchen features plenty of cabinetry and worktop space with a breakfast bar. Lounge features a cosy fire place and air con unit and accesses a lovely wrap around sea view terrace via double glass French sliding doors.

Main Bathroom: 2.72m x 1.16m (8.9 ft x 3.8 ft)

A modernized and fully equipped bathroom fitted with W/C, vanity unit and a shower.

Master Bedroom: 3.48m x 3.64m (11.4 ft x 11.9 ft)

A Double air-conditioned room featuring a high wooden beamed ceiling, fitted wardrobe and a single aspect window

En-suite: 2.37m x 1.74m (7.8 ft x 5.7 ft)

Fitted bathroom with W/C, Basin and a shower

Bedroom Two: 3.9m x 2.98 (12.8 ft x 9.8 ft)

A second double bedroom with wooden beam ceiling comes, fitted wardrobes, air conditioning unit and single aspect window

Outside

This beautifully well-kept bungalow benefits from a superb low maintenance large garden with mature trees. The entrance terrace features shading and stunning sea views, while another covered seating area stands to the side of the property. The large private rooftop terrace completes this house with 360 degree views of the sea, mountain, pool and complex, simply the best location to sit at the end of a long Mediterranean day and watch the sun set.

Maintenance fee just £50 per month!

Rental Opportunity:

Short term rent approx. **£550** per week

Long term rent approx. **£650** per month

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. 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:

- Esentepe beach and restaurant
- Hilltown beach club
- Sun Valley Marina
- Korineum Golf and Beach Resort
- Satin Bay Beach and restaurant
- 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 with stalagmites and stalactites
- The miniature museum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Karpaz Gate Marina
- Karpaz peninsular and monastery
- Local Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Remzi's, Olive Woods Bar, Eagle's Nest, Joya, Sea Breeze, Californian, Juleyman's, Diiva and Many more



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