



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

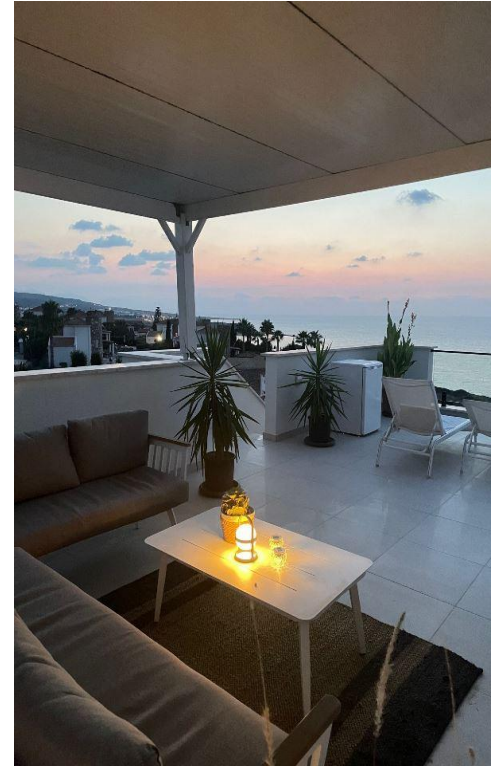
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FIRSTLINE SEA VIEW 3 BED 2 BATH PENTHOUSE, WITH ROOFTOP BBQ + KITCHEN + PERGOLA IN KUCUK ERENKOY



£295,000 + VAT

- **Individual title deed when ready + 5% vat**
- **3 bedroom 2 bathroom penthouse estimated 105m2 interior + 90m2 roof terrace + balcony**
- **Master bedroom with ensuite + family bathroom**
- **Modern Open-plan living / kitchen area**
- **Direct uninterrupted sea views**
- **Underfloor heating**
- **Sold with furniture and white goods**
- **Air conditioning throughout**
- **Spacious Private roof terrace with pergola , shower , kitchen sink and bbq**
- **Communal pool and children's play area**
- **On site generator**
- **Approx 7 minute drive from Esentepe beach and beach restaurant**
- **Juleymans restaurant on your doorstep!**
- **Approx 5 minute drive to supermarket and more restaurants and bars along the coastline**
- **New Marina approx 10 minute drive**
- **Korenium beach and golf resort approx 15 minutes drive**
- **Kyrenia Center approx 35 minutes drive**
- **Ercan airport approx 50 minutes' drive**
- **Larnaca airport approx. 90 mins drive**

Ref: HP3442

Located directly opposite the sea on the highly sought-after Küçük Erenköy coastline, this exceptional 3-bedroom, 2-bathroom penthouse offers luxury living with truly uninterrupted sea views. Just two years old, the property boasts a modern, high-quality finish throughout, including sleek kitchen worktops, porcelain tiling, and an elegant marble staircase.

The standout feature is the impressive private rooftop terrace, spanning approximately 90m², designed for both relaxation and entertaining. Complete with a pergola, comfortable seating area, a built-in sink, and BBQ, it creates the perfect outdoor living space. There is also pre-installed infrastructure for a jacuzzi, allowing you to further enhance this already spectacular setting. From here, enjoy breathtaking panoramic sea views alongside a stunning mountain backdrop.

Inside, the apartment is equally impressive, comprising three spacious double bedrooms. The master bedroom benefits from a private en-suite, while the remaining bedrooms include fitted wardrobes and share a well-appointed family bathroom. The open-plan living and kitchen area is bright and airy, featuring large glass sliding doors that lead onto a second generous terrace—ideal for enjoying the scenery from another vantage point.

Set within a well-maintained complex, residents benefit from year-round amenities including a family-friendly communal swimming pool, children's play area, and beautifully landscaped gardens. This is a fantastic opportunity to own a prime seafront property offering both luxury lifestyle and excellent value.

Contact us today for further information or to arrange a viewing.

The property:

Lounge/ Kitchen/Diner 7.11m x 5.42m / 23.33 ft × 17.78 ft

This open-plan lounge and kitchen features a patio door leading onto a balcony with stunning frontline sea views. The lounge is fitted with air conditioning, while the kitchen comes fully equipped with oven and hob and integrated appliances including a dishwasher, fridge freezer,. There is also a convenient mini bar fridge, all set against beautiful granite worktops.

Family bathroom: 2.57m x 1.61m / 8.43 ft × 5.28 ft

The family bathroom is fitted with WC, shower and basin

Master Bedroom 5.71 x 3.25 m/ 18.7 ft × 10.7 ft

This spacious master bedroom features a large full-size window with stunning views of the sea and pool. It comes fitted with air conditioning and a built-in wardrobe, and also has direct access to the living room balcony. The room benefits from its own private en-suite bathroom.

En-suite: 1.83m x 1.98m /6.00 ft × 6.50 ft

A lovely bathroom which has a shower, basin and a WC

Bedroom Two 3.0m x 3.4m /9.84 ft × 11.15 ft

This bedroom comes with a fitted wardrobe, air conditioning, and a window providing natural light.

Bedroom three 2.09m x 3.48m /6.86 ft × 11.42 ft

This third bedroom comes with a fitted wardrobe and air conditioning, and features two windows that provide plenty of ventilation and natural light

Utility Room 0.96m x 2.3m/ 3.2 ft × 7.6 ft

The utility room houses the washing machine

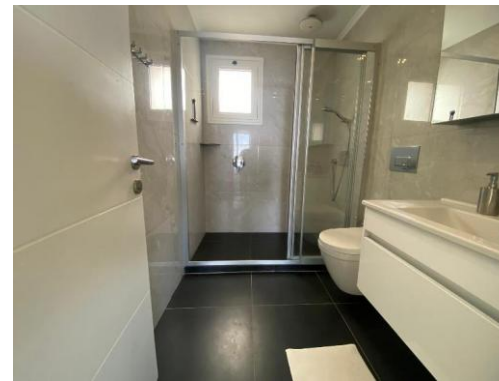
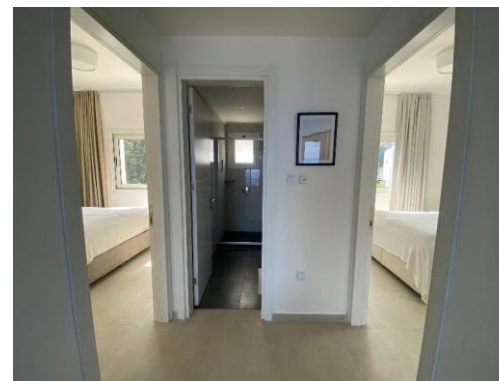
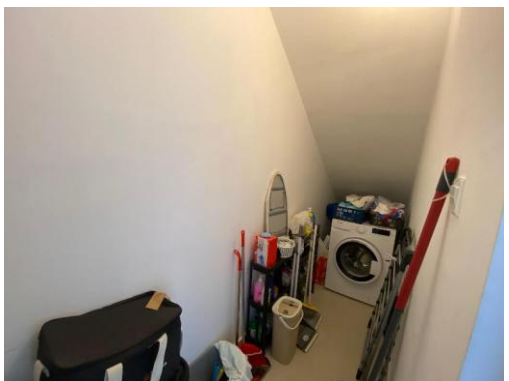
The complex has a monthly maintenance fee of £160 per month

Rental Potential

Short term holiday let approx £150 per night

Long term approx £850 per month

The Gallery:







Kucuk Erenkoy,

Located in North Cyprus, is a charming coastal village nestled along the serene shores of the Mediterranean Sea. This idyllic region is renowned for its picturesque landscapes, boasting stunning views of the azure waters and the rugged Kyrenia Mountains in the backdrop. Kucuk Erenkoy offers a tranquil escape from the hustle and bustle of city life, making it a perfect destination for those seeking relaxation and natural beauty. Visitors can explore its pristine beaches, partake in water sports, or simply unwind in the peaceful ambiance of this coastal haven. The village also retains its traditional Cypriot charm, with quaint streets, local restaurants serving delicious Mediterranean cuisine, and warm, welcoming locals who are eager to share the rich cultural heritage of the region. Kucuk Erenkoy truly offers a slice of paradise for travelers looking to experience the beauty and tranquility of North Cyprus.

Popular Area Attractions:

- 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.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The New Esentepe Sun Vally Marina
- The miniature meuseum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Californian and Many more



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