



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS

Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166

Kyrenia Branch - Ozankoy, Telephone 0090 533 887 6563

Email: info@busybeesestateagents-cyprus.com www.busybeesestateagents.com cyprus.com

SECOND ROW FROM THE SEA, BEAUTIFUL 4 BED 2 BATH SEA VIEW VILLA WITH A PRIVATE POOL IN ESENTEPE



£260,000

- **Individual title deed**
- **4 bedrooms approx. 140m2 villa**
- Beautiful sea view in sought after location
- Being sold fully furnished
- 4 Bedrooms, 2 bathrooms
- Cozy living room with fireplace
- Spacious kitchen/dining room with modern worktops & white goods
- 8 x 4 swimming pool
- Outdoor BBQ and luxury outdoor covered terrace
- Low maintenance garden
- Private parking and gated entry
- Garden Shed
- Walking distance to amenities
- **Within walking distance to the brand new Esentepe Marina and the sea!**
- Magic bar approx. 5 minutes walking distance (lovely restaurant)
- Closest supermarket and pharmacy approx. 5 minute walk
- More amenities close by and along the coastline
- Korenium golf and beach club approx. 5 minute drive
- Kyrenia Town Centre and Girne harbor approx 20 minutes drive
- Approx 50 minutes drive to Ercan airport
- Larnaca airport approx 90 minute drive

This beautifully maintained 4-bedroom, 2-bathroom villa is perfectly positioned just one row back from the sea in the highly sought-after area of Esentepe. Ideally located within walking distance of local amenities and the exciting new Esentepe Marina, this property offers both exceptional lifestyle appeal and strong investment potential.

Once completed, the marina development will feature a sandy beach, a luxurious 5-star restaurant, and premium yacht berthing, as well as international boat access—ensuring this area becomes one of Northern Cyprus's most desirable coastal destinations.

Inside, the villa boasts a newly renovated kitchen, modern inverter air-conditioning units, and fly screens throughout, and is being sold fully furnished. The ground floor offers a spacious kitchen diner, a cozy living room with a fireplace, and two bedrooms, all with direct access to a beautiful, covered terrace furnished for comfortable outdoor living.

Upstairs, you'll find two additional bedrooms, each opening onto private terraces with stunning sea or mountain views.

Outdoors, enjoy a private 8x4m swimming pool, built-in BBQ, and a mature garden filled with fruit trees. The property also benefits from a gated driveway and carport for secure parking.

With individual title deed and VAT paid, this villa represents an excellent opportunity as either a holiday home or permanent residence in one of Northern Cyprus's most popular coastal communities.

Ref number: HP3402 KF

Ground Floor

Semi Open plan Kitchen / Dining – 4.25m x 6.46m (13.94 ft x 21.20 ft)

This property features a spacious semi open-plan kitchen with stunning modern worktops and a sleek, contemporary design. The kitchen comes fully fitted with quality appliances, including an air conditioning unit, washing machine, fridge freezer, oven and hob, and a dishwasher—offering both style and convenience. Step outside to a patio area that leads to a covered, spacious terrace, perfect for relaxing or entertaining. The terrace overlooks the pool area, providing a serene and inviting atmosphere right at your doorstep.

Lounge – 3.25m x 4.28m (10.66 ft x 14.04 ft)

The lounge is fitted with an air conditioning unit to ensure comfort year-round, while a fireplace adds a warm, cozy comfort ideal for relaxing evenings. Patio doors open directly onto the terrace, seamlessly blending indoor and outdoor living.

Bathroom – 2.19m x 1.41m (7.18 ft x 4.63 ft)

Fitted with a WC, basin and shower

Bedroom 3 (downstairs) – 2.88m x 2.71m (9.45 ft x 8.89 ft)

This double bedroom features fitted wardrobes, along with an air conditioning unit to ensure year-round comfort. A patio door opens onto a covered terrace, which is conveniently shared with Bedroom 4, offering flexible indoor-outdoor living and a seamless flow between spaces.

Bedroom 4 (downstairs) – 2.84m x 2.65m (9.32 ft x 8.69 ft)

This double bedroom has fitted wardrobes, air conditioning unit and patio doors to terracing shared between bedroom 3.

Upstairs

Master Bedroom – 3.89m x 3.29m (12.76 ft x 10.79 ft)

A beautifully spacious master bedroom featuring fitted wardrobes for ample storage and an air conditioning unit for year-round comfort. The room is enhanced by a striking pitched wooden ceiling, adding warmth and character to the space.

Bedroom 2 /sunroom – 3.12m x 3.48m (10.24 ft x 11.42 ft)

This charming room is filled with natural light, thanks to its abundance of windows, and boasts breathtaking sea views fitted with air conditioning unit . A door opens onto a spacious balcony, offering a perfect spot to relax and enjoy the stunning ocean scenery.

Bathroom – 2.141m x 1.45m (7.02 ft x 4.76 ft)

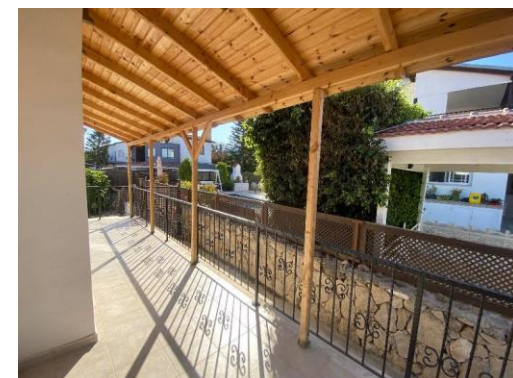
Fitted with Wash basin, WC and shower

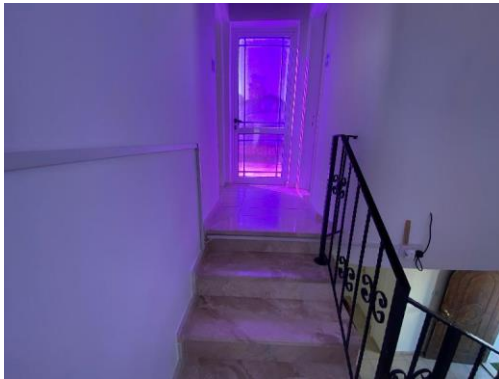
Potential rental:

Short term holiday let approximately £180 per night high season

Long term approx. £1500 per month

The 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. 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:

- Tarot bar and restaurant on site
- 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.



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