

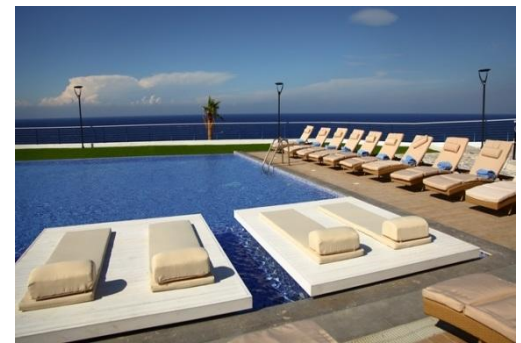


Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Kyrenia Branch (East) – Ozankoy North Cyprus Telephone 0090 533 8876563
info@busybeesestateagents-cyprus.com www.busybeesestateagents-cyprus.com

SMART 1 BEDROOM APARTMENT WITH SEA VIEW AND YEAR ROUND FACILITIES IN CAESAR CLIFF, ESENTEPE



£133,000 + VAT

- **Individual title deed when ready + 5% VAT**
- Interior approx. 48m² + 6m² terrace
- Furniture and white goods
- Lovely garden, pool and sea views
- Located on the 1st floor
- Open plan kitchen and living area with breakfast bar
- On site family friendly communal pools + indoor pool
- Fitness centre, steam room and sauna
- Café / Patisserie on site
- Children's play areas, walk paths and manicured gardens
- Property management services available great for buy to let investment
- Esentepe beach and restaurant approx. 3 minute drive
- 3-minute drive to supermarket
- 3-minute drive to Esentepe village with bars / restaurants, bank, and more
- Korenium Golf and Beach club approx 10-minute drive
- Sun Valley Seaside Marina approx. 7 minute drive
- More bars and restaurants along the coastline
- Approx 25 minute drive into Kyrenia City Center and famous harbor
- Ercan airport approx. 60 minute drive
- Larnaca airport approx. 90 minute drive

Nestled in the foothills of Esentepe just minutes from the beautiful coastline, Caesar Cliff is a fabulous 5★ resort offering year-round holiday-style living. Residents benefit from excellent on-site facilities including outdoor communal pools, an indoor heated pool, a fully equipped gym, spa with sauna and steam room, children's play areas, and a popular café/patisserie.

Benefiting from all the above, we are proud to present this smart 1-bedroom apartment. The property comprises a double bedroom with built-in wardrobe space and a bright open-plan living and kitchen area, featuring glass doors that lead onto a spacious balcony. From here, you can enjoy views over the Pamukkale themed communal pool, landscaped gardens, and the sparkling Mediterranean Sea. A well-appointed bathroom completes the floor plan.

The complex also offers a professional on-site property management service, making this an ideal buy-to-let investment with strong demand for both holiday and long-term rentals.

Overall, with its prime location and 5★ facilities, this property is an excellent choice as a holiday home, investment, or permanent residence abroad.

Reference Number HP3437

The property:

Lounge/ Kitchen/ 2.3m x 3.4m (7.55 ft x 11.15 ft)

This charming, bright, and open-plan room offers a welcoming atmosphere, The lounge comes fully furnished with air conditioning and has a patio door that opens onto the terrace which overlooks the stunning pool and sea view , creating a seamless indoor-outdoor living experience.

The kitchen design comes fully fitted with a fridge freezer, oven and hob, breakfast bar granite gray top and a washing machine.

Family bathroom: 2.5 m x 1.6 m (8.20 ft x 5.25 ft)

The family bathroom is fitted with WC, basin and a shower

Master Bedroom: 2.6m x 3.1m (8.53 ft x 10.17 ft)

This master bedroom features a fitted wardrobe, air conditioning, and a window.

Entrance Hall 5.3 m x 1.2 m (17.39 ft x 3.94 ft)

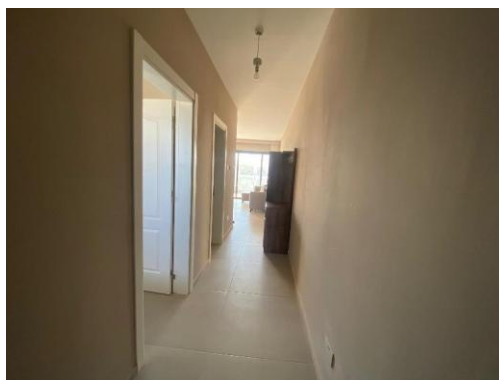
Maintenance fee of £65 per month

Buy to let potential:

Short term holiday lets approx. £70 per day

Long term approx. £550- £600 per month

The Gallery





THE COMPLEX





The region

Esentepe

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:

- 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 harbor
- 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



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