



# Busy Bees Estate Agents Ltd.



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## DIRECT SEA VIEWS! 4 BEDROOM 2 BATHROOM DETACHED VILLA WITH PRIVATE POOL – ESENTEPE



**£220,000**

- **Individual exchange title deed**
- **Direct sea views**
- **4 Bedrooms and 2 bathrooms approx. 160m<sup>2</sup> internal + 500m<sup>2</sup> plot**
- **Fully furnished including white goods**
- **Unique separate Kitchen and Living area design**
- **Spacious covered balcony**
- **Garden with private pool and outdoor bbq**
- **Central heating & air-conditioning unit**
- **New hot water solar panels and water tank**
- **Gated entry and covered car port**
- **Esentepe beach and beach restaurant 2 minute drive**
- **Approx 15 minute walk to supermarket and pharmacy**
- **New harbor approx. 5 minute drive**
- **Local bars and restaurants along the coastline**
- **Korenium Golf and Beach resort 7 minute drive**
- **Kyrenia City Center 20 minute drive**
- **Larnaca airport 90 minute drive**
- **Ercan airport 50 minute drive**

Located in the family friendly Esentepe on Sea residence lies this spacious 4 bedroom detached villa which boasts the most wonderful sea views thanks to its prime frontline location! Offering a comfortable living experience, the property comprises 4 double bedrooms, 2 full bathrooms, and a unique separate kitchen and lounge. The best feature of all is the private garden area which surrounds the entire property and provides extensive covered and open terracing. The covered veranda lies just beyond the diner, it comes fully equipped with a pergola and luxury outdoor furniture while overlooking the sparkling private pool water and blue Mediterranean Sea. The pool terrace is exactly that, designed with a luscious private pool and more than big enough to place a few umbrellas and sun loungers providing the most beautiful places to relax and unwind, and even entertain. Additionally, the exterior supplies a private and gated entry with a large covered car port. As if all of the above wasn't enough, thanks to the property being within proximity to bars, restaurants and

amenities, this stunning home will make the perfect buy to let investment or full / part time residence!  
**HP3206**

**The property:**

**Lounge: 4.49m<sup>2</sup> x 3.29m<sup>2</sup>**

Fully air conditioned featuring a working fireplace and French doors which lead to the outdoor terrace.

**Kitchen/dining: 3.36m<sup>2</sup> x 5.8m<sup>2</sup>**

This spacious kitchen comes fully fitted with an air conditioning unit, washing machine, fridge freezer, oven and hob and a dish washer. It also has a space for the dining area and a patio door that leads to a spacious covered balcony with pool and sea view

**Bedroom 2 (Downstairs) : 3.47m<sup>2</sup> x 2.99m<sup>2</sup>**

A double bedroom with fitted wardrobes and an air conditioning unit. It has one window facing the sea and a Patio door that leads to a spacious circular balcony

**Bedroom 3 (Downstairs): 3.3m<sup>2</sup> x 2.983m<sup>2</sup>**

This double bedroom has a high ceiling with solid wood beams and is fully fitted with AC, fitted wardrobes and has a patio door leading to the spacious balcony that is connected all around to the living area

**Shower Room (Downstairs) : 2.23m<sup>2</sup> x 1.43m<sup>2</sup>**

Fitted with WC, Basin and a shower with beautiful tiles

**Bedroom 4 (upstairs): 3.19m<sup>2</sup> x 3.13m<sup>2</sup>**

This is another double bedroom located upstairs, as you enter the bedroom you are greeted with an airy atmosphere, with circular windows covering the whole bedroom with stunning sea views. There is also access to a spacious balcony with view of the mountain

**Master Bedroom: 4.47m<sup>2</sup> x 4.47m<sup>2</sup>**

This bedroom is located a few steps upwards from bedroom 3, like a third floor layout . It has tall, wooded ceiling beam and fitted with wardrobe and air conditioning unit.

**Family Bathroom : 3.41m<sup>2</sup> x 1.46m<sup>2</sup>**

The bathroom is located just opposite the master bedroom, and it is fitted with WC, Basin and a walk in shower

**Rental potential:**

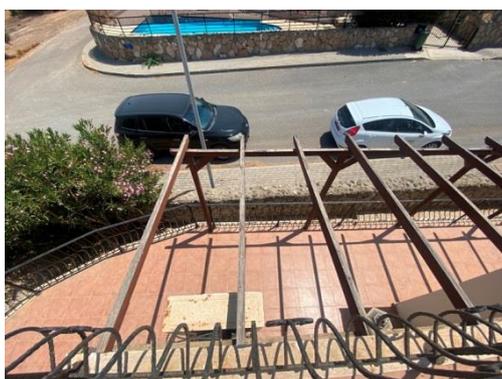
Short term holiday approx. £800 per week

Long term approx. £800 per month

**The Gallery:**









## **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 due to complete end of 2024
- 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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