



# Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS  
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## COASTAL 2 BEDROOM 2 BATHROOM BUNGALOW WITH SEA VIEW ROOF TERRACE AND COMMUNAL POOLS IN ESENTEPE



### £145,000 FURNISHED

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| <ul style="list-style-type: none"><li>• <b>Individual title deed</b></li><li>• <b>Gross plot approx. 330m<sup>2</sup>, gross build approx. 110m<sup>2</sup> + 40m<sup>2</sup> roof terrace</b></li><li>• <b>2 double bedrooms master with en suite</b></li><li>• <b>Open plan lounge with log burner</b></li><li>• <b>Fully equipped kitchen with breakfast bar</b></li><li>• <b>Basic furniture and white goods included</b></li><li>• <b>Sea views + wood storage</b></li><li>• <b>Open garden patio with garden shed, covered and open terracing</b></li><li>• <b>Communal pool and well-kept gardens and walk paths</b></li><li>• <b>Private parking space</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Approx. 2 minute drive to Esentepe sandy beach and beach club</b></li><li>• <b>Approx 5 minute walk to closest supermarket</b></li><li>• <b>Plenty of restaurants and bars along the coastline</b></li><li>• <b>Close to health center, bank and municipality</b></li><li>• <b>Korenium Golf and Beach club within 7 minute drive</b></li><li>• <b>Approx 25 minute drive to Kyrenia City center and Girne Harbor</b></li><li>• <b>Approx 50 minute drive to Ercan airport</b></li><li>• <b>Approx 90 minute drive to larnaca airport</b></li></ul> |
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Situated just moments from the stunning coastline of Esentepe, this beautifully maintained 2-bedroom, 2-bathroom bungalow offers the perfect blend of comfort, location, and lifestyle. Benefiting from its proximity to the sea, the property enjoys lovely sea views and easy access to local amenities including a sandy beach, supermarket, and a selection of popular coastal restaurants.

The interior provides well-planned, comfortable living with two spacious double bedrooms, including a master with en-suite, alongside a separate family bathroom. The semi open-plan lounge and kitchen are bright and airy, separated by a breakfast bar and enhanced by multiple windows and doors leading to both the front and rear terraces.

Externally, the property continues to impress with a choice of open and covered terraces, a private patio area, and a standout private roof terrace—perfect for relaxing or entertaining while taking in uninterrupted views of the Mediterranean Sea. A well-maintained communal pool is just a short stroll away, ideal for families and those looking to enjoy outdoor living.

Offering generous space in a highly sought-after location, this property is an excellent opportunity as a holiday home, permanent residence, or buy-to-let investment.

**Ref No: HP3432 KF**

### **The Property:**

#### **Open plan kitchen and lounge (kitchen area 4.2m x 3.9m) (lounge area 4.9m x 5.8m)**

A large space separated with a breakfast bar, kitchen holds washing machine, oven and hob, and fridge freezer. Door leading to back garden and roof terrace stairs. While the lounge has plenty of windows providing natural sunlight and fresh breeze. Air conditioned plus log burner for winter.

#### **Master Bedroom: 3m x 4.2m**

A double bedroom with a fitted wardrobe, air conditioning unit, and a private en-suite. It also has large double French windows.

#### **En-suite Bathroom: 2.4m x 1.2m**

The en-suite is complete with a shower, W/C, and a basin.

#### **Bedroom 2: 2.98m x 3.37m**

This double bedroom comes with fitted wardrobe, air conditioning unit, and two windows providing natural sunlight and fresh breeze.

#### **Family Bathroom: 3.3 m x 1.5 m**

The family bathroom is a good size and is fitted with a bath, basin, W/C and heated towel rail

### **Exterior:**

Roof Terrace with wood log storage

Trees and flowers

Covered and open terracing

Private patio

Communal pool and gardens and additional seating/ sunbathing areas

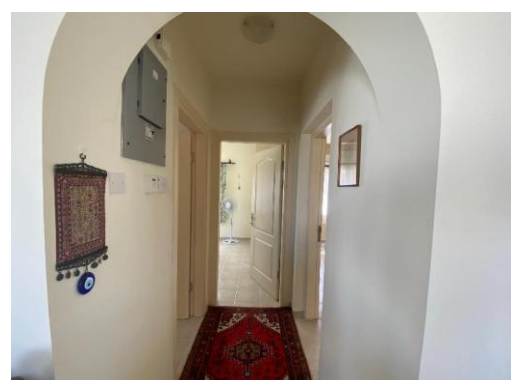
### **Maintenance fee £1150 per year**

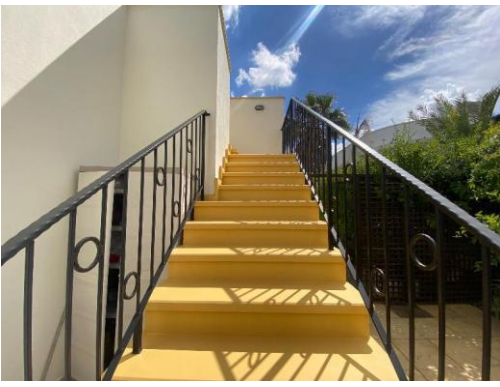
### **Rental Potential**

Estimated approx £120 per day

Long term rental estimated £550- £650 per month

# The Gallery:







## **The Region:**

**Bahceli** is only a few minutes' drive from the new North Cyprus, Korineum Golf Course, and is situated close to the peaceful and quaint Cypriot village of Esentepe where you will find grocery stores, popular bars and restaurants plus a pharmacy and bank. Bahceli is seeing much development with brand new beaches, bars, restaurants, supermarkets and even a brand new Marina. With the small mountains located on one side and the coast on the other many properties here benefit from spectacular views! Plus Living the area gets the best of all worlds with easy access to Kyrenia Town Center, easy access to both Erchan airport, and South border crossings, and much more. It definitely the place to be.



## **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

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