Busy Bees Estate Agents Ltd.

LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Esentepe Branch, North Cyprus Telephone 0090 533 8876563
Alsancak Branch, Kyrenia, North Cyprus Telephone 0090 539 117 24 40
info@busybeesestateagents-cyprus.com Website: www.busybeesestateagents-cyprus.net

DETACHED COASTAL VILLA WITH 3/4 BEDROOMS, 2 BATHROOMS, AND A PRIVATE POOL IN ESENTEPE

£245,950

- **Individual title deed**
- **3-4 bedrooms, approx 160m2 internal + 500m2 plot (Estimated)**
- **2 double bedrooms located on the ground floor**
- **Separate kitchen diner and lounge**
- **Furniture and white goods included**
- **8x4 private pool with sunbathing terrace**
- **Extensive garden wrap around terrace, covered and open areas**
- **2x first floor balconies**
- **Garden with patio and green areas, potted plants and outdoor BBQ**
- **Sea views**
- **Gated entry and car park**
- **Esentepe beach and beach restaurant approx 2 minute drive**
- **Approx 7 minute walk to supermarket, café, health center, dine in / out shops**
- **Esentepe village with more amenities approx 5 minute drive**
- **Local bars and restaurants along the coastline**
- **Korenium Golf and Beach resort 10 minute drive**
- **Sun Valley Marina approx 7 minute drive**
- **Kyrenia City Center 20 minute drive**
- **Larnaca airport 90 minute drive**
- **Ercan airport 50 minute drive**

REFEREANCE: HP3481

Located in the highly sought-after coastal region of Esentepe, this wonderful 3–4 bedroom villa enjoys a peaceful setting at the end of a quiet cul-de-sac, offering privacy with just a handful of nearby neighbours. The shoreline is only a short walk away, while a health centre, café and supermarket are all within walking distance. The beautiful sandy beach at Esentepe, with its beach club and seafront restaurant, is approximately a 15-minute walk away.
Esentepe continues to attract investment and development, with a new 5-star resort nearby. Planned amenities, potentially including a seaside walkway and restaurant, could further enhance the area's appeal, making this an exciting location for those seeking a relaxed Mediterranean lifestyle.

The ground floor offers two generous double bedrooms, both complete with fitted wardrobes and access to a lovely wraparound terrace. These rooms are served by a centrally positioned family bathroom, making the layout ideal for family living or accommodating guests.
The kitchen and lounge are semi-open-plan, creating a sociable living environment while allowing each space to retain its own identity. The kitchen provides generous work surfaces, ample cabinetry and plenty of room for a large family dining table. Meanwhile, the lounge features a charming fireplace, creating a cosy atmosphere during the cooler months, alongside sliding doors that open directly onto the outdoor terraces and pool area, seamlessly blending indoor and outdoor living.
The wraparound terrace offers a wonderful mix of sunny and shaded spaces, providing plenty of room to relax, entertain guests or simply unwind and enjoy the peaceful surroundings.

Moving upstairs, the middle level features a versatile additional room that could be used as a third bedroom, a secondary lounge, a home office or a hobby room. From here, doors open onto a spacious balcony overlooking the mountains, with a distant glimpse of the sea.

The upper floor is dedicated to the impressive master suite. Beautiful wooden-beamed ceilings create a warm and inviting atmosphere, complemented by fitted wardrobes and access to a spectacular sea-facing balcony. A second fully equipped bathroom serves this level, completing the comfortable and practical layout.

The exterior is equally appealing, with the villa occupying an approximately 500m² plot. The grounds offer private parking, a private swimming pool with a dedicated sunbathing terrace, and an extensive combination of covered and open terraces wrapping around the property.
An additional outdoor area features artificial grass and planted borders, providing a versatile space to enjoy. With a little imagination, this could be transformed into a stylish outdoor bar or a luxury seating area beneath a pergola, creating the perfect setting for entertaining family and friends or simply relaxing in the Mediterranean sunshine. A traditional stone-built garden BBQ completes the outdoor space, making alfresco dining and summer evenings all the more enjoyable.

Whether you are looking for a permanent family home, a relaxing Mediterranean retreat or a property with excellent lifestyle appeal, this attractive villa offers space, privacy, sea views and a wonderful coastal setting in one of Northern Cyprus's most desirable areas.

<u>The property:</u>
Lounge: 4.49m2 x 3.29m2 /14.73 ft x 10.79 ft
This cozy lounge features air conditioning, a fireplace, and a patio door opening onto a terrace overlooking the beautiful garden and swimming pool.

Kitchen/dining: 4.5m2 x 6.78m2 /14.76 ft x 22.24 ft
This spacious kitchen comes fully fitted with a 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 view

Bedroom 2 (Downstairs) : 3.36m2 x 3.0m2/ 11.02 ft x 9.84 ft
This double bedroom features fitted wardrobes and air conditioning, with a patio door opening onto a spacious circular balcony that connects to the third bedroom and living room .

Bedroom 3 (Downstairs): 3.0m2 x 3.27m2 /9.84 ft x 10.73 ft
This double bedroom has a is fully fitted with AC, fitted wardrobes and has a patio door leading to the spacious balcony that is connected all the way to the living area

Shower Room (Downstairs) : 2.23m2 x 1.43m2 /7.32 ft x 4.69 ft
This modern bathroom features beautiful contemporary tiling and is fitted with a WC, washbasin and shower

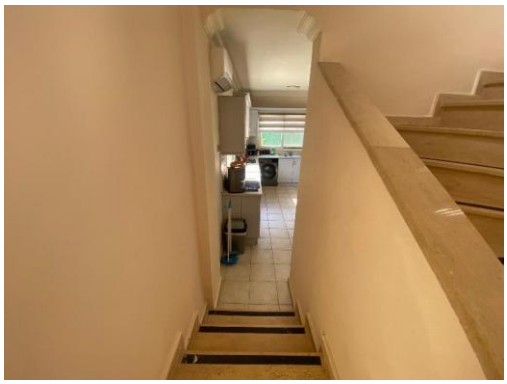
Bedroom 4 (upstairs): 3.35m2 x 6.83m2 / 11.0 ft x 22.41 ft
This upstairs double bedroom welcomes you with a bright and airy atmosphere, featuring beautiful circular windows that frame stunning sea views. The room also benefits from access to a private balcony, the perfect spot to relax and enjoy the breathtaking coastal scenery.

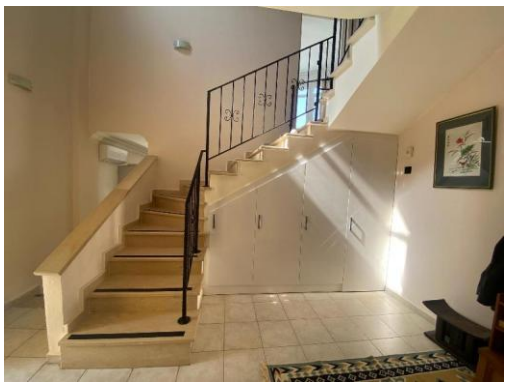
Master Bedroom: **4.49m2 x 3.26m2 /14.73 ft x 10.70 ft**
This charming bedroom is situated just a few steps up, offering a unique third-floor layout. It features beautiful high wooden ceiling beams, a fitted wardrobe, and air conditioning. The room enjoys lovely sea views, while a door beside the master bedroom provides access to a balcony where you can relax and take in the stunning coastal scenery.

Family Bathroom : 3.41m2 x 1.46m2 /11.19 ft x 4.79 ft
The bathroom is located just opposite the master bedroom, and it is fitted with WC, Basin and a shower

Rental potential:
Short term holiday approx. £700 per week
Long term approx. £1000 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
- 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