



# Busy Bees Estate Agents Ltd.



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## SPACIOUS SEA VIEW 2 BED 2 BATH APARTMENT WITH COMMUNAL POOLS IN ESENTEPE



**£99,950**

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| <ul style="list-style-type: none"><li>• Individual title deed in owner's name</li><li>• 2 double bedrooms, master en-suite + family bathroom</li><li>• Approx. 90m2 + front and back covered terracing</li><li>• Beautiful and clear sea views</li><li>• Semi open plan kitchen with white goods and appliances</li><li>• Spacious semi open plan lounge and diner</li><li>• Sold with basic furniture and white goods</li><li>• Both bedrooms with built in wardrobe</li><li>• 3 fantastic family friendly communal pools with sun bathing terraces</li><li>• Communal gardens with outdoor seating</li><li>• Great location close to amenities</li></ul> | <ul style="list-style-type: none"><li>• Approx 10 minute walk to Esentepe beach and Hilltown beach club</li><li>• Approx 5 minute walk to the closest supermarket</li><li>• Health center 5 minute walk</li><li>• Dine in and take away restaurants approx. 7 minute walk</li><li>• Esentepe Marina approx. 7 minute drive</li><li>• Korenium Golf and Beach club approx. 7 minute drive</li><li>• More amenities along the coastline</li><li>• 25 minute drive to Kyrenia City center and Harbor</li><li>• Approx 50 minute drive to Ercan airport</li><li>• Approx 80 minute drive to Larnaca airport</li></ul> |
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Located just minutes from the beautiful Esentepe shoreline, with easy access to local restaurants and everyday amenities, lies the wonderful Forest Golf Complex. This well-maintained development offers a peaceful and relaxing lifestyle with three family-friendly communal swimming pools, beautifully

landscaped gardens, and tranquil outdoor seating areas — ideal for both holiday escapes and permanent living.

Set within this sought-after residence, we are proud to present this fabulous two-bedroom, two-bathroom first-floor apartment, thoughtfully designed for comfortable contemporary living. Inside, the semi open-plan kitchen is cleverly positioned within its own defined space and flows effortlessly into a bright and spacious lounge and dining area, separated by a stylish breakfast bar. Large French sliding doors open directly onto the sea-facing terrace, creating a wonderful indoor-outdoor living experience — perfect for entertaining guests or simply relaxing while taking in the spectacular surroundings.

The master bedroom benefits from a private en-suite bathroom, while the second bedroom also enjoys direct terrace access with peaceful mountain views, adding to the apartment's tranquil atmosphere.

Overall, this property presents an exceptional lifestyle opportunity, combining modern comfort, stunning scenery, and resort-style amenities in one of North Cyprus' most desirable coastal locations. Whether as a holiday home, permanent residence, or buy-to-let investment, this apartment is an excellent choice.

**Ref: HP3450**

### **The property:**

#### **Kitchen / Diner and lounge: 6.01m x 7.16m**

A semi-open plan design the kitchen comes with a breakfast bar, fridge freezer, oven and hob washing machine and a dish washer. The spacious lounge is fitted with an air conditioning unit and has a French sliding doors that open onto a sea-facing terrace offering stunning views of the Mediterranean Sea and the beautifully landscaped gardens enjoyable from both inside and out.

#### **Family Bathroom: 1.52m x 2.17m**

Fully fitted with a bath, w/c, wash basin

#### **Master Bedroom: 3.12m x 2.08**

A double bedroom with fitted wardrobes, air conditioning unit and French sliding door that opens up to the rear covered terrace connected to the second bedroom. The master also benefits from a private en suite.

#### **En-suite: 1.22m x 2.8m**

Completed with a shower, w/c, wash basin

#### **Bedroom Two: 2.83m x 4.01m**

A good sized room with two single beds, fitted wardrobes, air conditioning unit and French sliding door that leads to a covered terrace which is connected to the master bedroom

### **Exterior:**

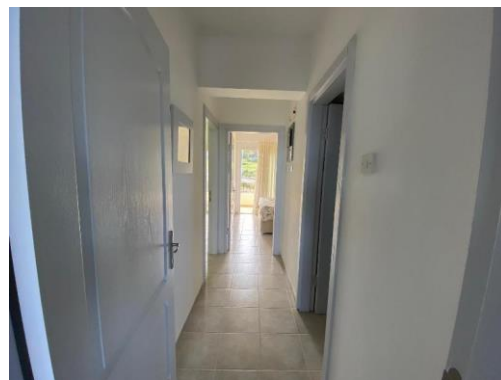
Sea facing covered terrace large enough to hold comfortable outdoor furniture  
Rear Mountain covered terrace

### **Maintenance fees £1150 per year**

### **Rental Opportunity:**

Long term approx. £450 - £500 per month  
Short term holiday let approx. £450 per week

# The Gallery







## **The Area**

**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.



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