



## Yesiltepe

**Reduced To £220,000**

Land for Sale in Yesiltepe, Kyrenia

Nestled in the tranquil landscape of Yesiltepe, Kyrenia, this land offers a rare combination of natural beauty, with panoramic mountain and sea views in a peaceful environment. Being the last exclusive plot left for sale in this area, it is just 2 minutes from Gillham Vineyard.

The property totals 1.5 donum (1,997 sqm) and consists of three individual plots, making it ideal for private or investment development.

It benefits from an official access road and is suitable for villa construction, with 35% building allowance and permission for up to two floors.

An excellent opportunity for those seeking a quiet, natural setting who want to be part of the Ilgaz/Yesiltepe community.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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