



Esentepe

Price £525,000

Located in the charming coastal village of Esentepe, this beautifully presented three-bedroom villa offers an exceptional lifestyle opportunity with breathtaking sea and mountain views. Set within a quiet gated community, the property combines privacy, security, and tranquility, making it ideal as either a permanent family home or a luxurious holiday retreat.

Sitting on a 1008m² plot, the villa provides 180m² of enclosed living space thoughtfully designed to maximize comfort and natural light. The welcoming lounge features a striking stone feature wall and an elegant marble fireplace, creating a warm yet sophisticated focal point for relaxing evenings. Large windows and patio doors frame the stunning surroundings while allowing seamless access to the outdoor terraces, while central heating throughout the home ensures year-round comfort during the cooler months.

Entrance Hall

13'5" x 15'5" (4.11 x 4.72)

West facing double wooden door entrance,

Access to staircase & lounge area.

Lounge

20'5" x 21'5" (6.24 x 6.53)

North and East facing glass door aspects leading to terraces,
beautiful stonewall and feature marble fire place,
travertine marble floors, air-conditioning unit.

Kitchen & Dining Area

9'5" x 20'4" (2.89 x 6.22)

South facing window aspects and garden door, Fully fitted modern kitchen,
oven, hob extractor fan, integrated dishwasher,
American style double door fridge freezer,
Washing machine, microwave, wine cooler, ceiling fan and breakfast bar.

Landing/Staircase

16'6" x 13'5" (5.05 x 4.09)

Spiral staircase with South & West facing window aspects,
Travertine marble staircase with wrought iron handrail.

Master Bedroom with En-Suite

16'5" x 18'1" (5.01 x 5.53)

North facing window aspects with private balcony,
magnificent sea views, fitted wardrobes, ceiling fan, air-conditioning unit.

En-Suite: Large bathtub, pedestal basin, toilet unit, wall mounted mirror, heated towel rail.

Bedroom 2 with En-Suite

18'1" x 11'1" (5.53 x 3.40)

North & West facing window aspect, ceiling fan, air-conditioning unit.

En-Suite: Walk-in shower, toilet unit, pedestal basin, heated towel rail.

Bedroom 3 (Downstairs)

10'7" x 11'2" (3.25 x 3.42)

West & South facing window aspects, fitted wardrobes, ceiling fan and air-conditioning unit.

Guest Bathroom

9'11" x 7'6" (3.04 x 2.3)

South facing window aspect, walk-in shower, toilet unit, heated towel rail, pedestal basin, wall mounted mirror.

Garden

Low maintenance landscaped gardens with a variety of Mediterranean trees & shrubs, private driveway, lots of terracing around the pool area.

Swimming Pool

32'9" x 19'8" (10 x 6)

Private overflow swimming pool with Roman end, plenty of terracing for relaxing and sunbathing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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