



**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 1008m<sup>2</sup> plot, the villa provides 180m<sup>2</sup> 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.

The fully fitted kitchen flows effortlessly into a spacious dining area, offering both practicality and style. With ample storage and workspace, it is perfectly suited for everyday living as well as entertaining guests.

There are three generously sized bedrooms, two of which benefit from private en-suite bathrooms. Each bedroom is bright and airy, providing peaceful retreats with lovely views. A well-appointed family bathroom serves the third bedroom.

Outside, the villa truly excels. The impressive 10x6 metre private swimming pool with Roman end is surrounded by landscaped gardens and sun terraces, creating the perfect setting for relaxation and outdoor entertaining. The spacious terraces offer ample room for dining alfresco while enjoying panoramic views of the Mediterranean coastline and mountains.

A private driveway provides convenient off-road parking, and the peaceful location ensures a serene atmosphere year-round. With VAT fully paid and the title deed ready, this exceptional villa represents a secure and attractive investment in one of Northern Cyprus' most desirable locations.



### **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**

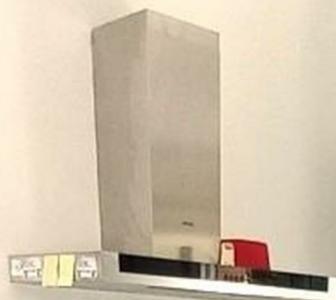
Low maintenance landscaped gardens with a variety of Mediterranean trees & shrubs,  
private driveway, lots of terracing around the pool area.

### **Swimming Pool**

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

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







Fraser Meridies Estates Ltd.  
34b Kordon Caddesi, Girne, MERSIN 10

[www.fraserpropertiescyprus.com](http://www.fraserpropertiescyprus.com)

Tel: 0090 392 816 0814  
Email: [enquiries@frasermeridies.com](mailto:enquiries@frasermeridies.com)