



## Esentepe

**Price £324,950**

This beautifully designed three-bedroom villa is set on a generous corner plot in the sought-after area of Esentepe, offering privacy, space, and a relaxed Mediterranean lifestyle.

The ground floor features two well-proportioned bedrooms, both benefiting from fitted wardrobes, along with a modern family bathroom. The heart of the home is a bright and spacious open-plan living area, seamlessly combining the kitchen, dining, and lounge space—ideal for both everyday living and entertaining.

Upstairs, the master bedroom provides a private retreat, complete with an ensuite bathroom, fitted wardrobes, and access to a large terrace—perfect for enjoying panoramic views and outdoor relaxation.

### Open Plan Kitchen & Lounge

25'5" x 11'9" (7.75 x 3.60)

West facing sliding doors leading to covered terrace & pool area,  
East facing main door entrance, south facing window aspects,  
cast iron fireplace, ceiling fans, air-conditioning unit,  
fully fitted kitchen with composite worktop, Beko oven, hob, extractor,  
Arcelik fridge freezer.

### Master Bedroom with En-Suite

13'11" x 20'0" (4.25 x 6.1)

West facing sliding glass doors leading to private terrace,  
fitted wardrobe, ceiling fan, air-conditioning unit.  
En-Suite: Bathtub, toilet unit, utility cupboard, heated towel rail,  
vanity basin and wall mounted mirror.

### Bedroom 2 (Downstairs)

13'7" x 9'10" (4.15 x 3.00)

West facing window aspect, air-conditioning unit, ceiling fan, fitted wardrobe.

### Bedroom 3 (Downstairs)

13'7" x 10'4" (4.15 x 3.15)

East facing window aspect, ceiling fan, air-conditioning unit,  
fitted wardrobe, private terrace.

### Guest Bathroom

7'10" x 6'2" (2.40 x 1.90)

Walk-in shower, basin & mirror, toilet unit.

### Staircase/Landing

10'2" x 3'1" (3.1 x 0.95)

North & East facing window aspect, Cypriot marble staircase.

### Garden

Low maintenance landscaped gardens, covered terraces,  
driveway and carport, 8x4 swimming pool, garden shed.

### Swimming Pool

26'2" x 13'1" (8 x 4 )

8x4m overflow swimming pool with plenty of terracing surrounding & pool shower.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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