



Esentepe

Price £299,950

Fraser Properties Cyprus are excited to present this exquisite 3-Bedroom Villa in Esentepe with Stunning Sea Views.

This elegant 3-bedroom villa offers a perfect blend of style, comfort, and Mediterranean charm, privately set within a traditional stone garden wall that ensures both security and seclusion. Two spacious bedrooms are located upstairs, each with a timeless en-suite bathroom, while the third bedroom is conveniently situated on the ground floor, served by a separate shower room—ideal for family or guests.

The living room is a striking feature of the home, with a beautiful stone wall and marble fireplace creating a warm and inviting atmosphere. French doors open onto a terrace with uninterrupted sea views, seamlessly connecting indoor and outdoor living. Travertine floors flow throughout the villa, complemented by air-conditioning in every room for

Entrance Hall

9'4" x 18'11" (2.85 x 5.77)
North facing double door entrance with under-stair storage area.

Lounge

14'3" x 20'3" (4.36 x 6.18)
North facing panoramic windows with stunning sea views, sliding glass doors leading to large covered terrace,
Feature stone wall, marble fireplace and air-conditioning unit.

Kitchen & Dining Area

25'0" x 13'10" (7.63 x 4.23)
South & West facing window aspects, fully fitted kitchen with black granite worktops, fridge freezer, oven, microwave, center island with cupboards, 5 ring hob & extractor.
Separate dining area overlooking swimming pool with sea & mountain views.

Guest Bathroom

7'11" x 6'3" (2.42 x 1.93)
West facing window aspect, walk-in shower, toilet unit, heated towel rail, basin & cupboard with wall mounted mirror.

Staircase/Landing

9'4" x 18'10" (2.86 x 5.76)
North & South facing window aspects, seating/office area,
Travertine marble staircase with wrought iron hand rail.

Master Bedroom with En-Suite

20'2" x 15'6" (6.15 x 4.73)
North facing window & glass doors leading to private terrace with stunning sea views,
East facing window aspect, large fitted wardrobes, air-conditioning unit.
En-Suite: South & West facing windows, walk-in shower, toilet unit, basin cupboard & wall mounted mirror, heated towel rail.

Bedroom 2 with En-Suite

19'1" x 11'0" (5.84 x 3.37)
North & West facing window aspects with private terrace,
large fitted wardrobes, air-conditioning unit.
En-Suite: West facing window aspect, large bathtub, basin, wall mounted mirror, heated towel rail.

Bedroom 3 (Downstairs)

11'3" x 13'3" (3.43 x 4.05)
North & West facing window aspects with private terrace,
large fitted wardrobes, air-conditioning unit.

Garden

Large paved driveway, carport, large seating

terrace, variety of trees & shrubs,
8x4m overflow pool with roman steps, outdoor bar/kitchen,
spacious terracing around pool area - ideal for relaxing, sunbathing and entertaining guests.

Swimming Pool

26'2" x 13'1" (8 x 4)
Beautiful overflow pool with roman steps, private with plenty of surrounding terraces.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		