



## 3-Bedroom Villa in Esentepe Botanic Garden Project

From  
**£1,195,000**

About the property:

Experience the ultimate in luxury living with this exquisite 3-bedroom villa, ideally located in Esentepe, mere steps from the pristine Mediterranean Sea. Boasting unobstructed sea and mountain views, this villa offers a perfect blend of modern comfort and serene natural beauty. Designed with spacious planning and high-end materials, the villa features its own private pool and garden, providing a secluded oasis for relaxation and entertainment. Residents can also enjoy the expansive botanical gardens, state-of-the-art gym, and tennis court, promoting a harmonious and active lifestyle that soothes the soul and invigorates the spirit.

This project not only promises an extraordinary living environment but also presents a remarkable investment opportunity. The proximity to the renowned Korineum Golf Course and the influx of international investors make this villa a high ROI investment, perfect for rentals, holiday retreats, or year-round living with 300 sunny days in Cyprus. Additionally, residents enjoy access to amenities from other projects under the same esteemed developer, further enhancing the luxury and convenience. Experience unparalleled tranquility with breathtaking sea and mountain views, all while being part of a vibrant, nature-integrated community.

## Features:

- Private infinity pool
- Expansive botanical gardens
- Proximity to the Korineum Golf Course
- Scenic Mediterranean Sea and mountain views
- Private garden
- Gym
- High-end materials and craftsmanship
- High ROI potential
- Private Roof Terrace
- Tennis court
- Access to amenities of other projects under the same developer
- Suitable for rentals, holiday retreats, or year-round living with 300 sunny days
- 🏠 Property Type: Villa
- 📏 Area: 200m2
- 🛏 Bedrooms: Bedrooms: 3
- 🚿 Bathrooms: 2
- 🏠 Floor: 3
- 💰 35% Down Payment
- 📅 2025 Handover Date

## Project Location:

Esentepe, Kyrenia

Beach	100 m
Supermarket	1.5 km
Kyrenia	15 km
Hospital	23 km
Ercan International Airport	55 km
Larnaca Interanational Airport	80 km



Exterior images:





Site plan:

