

## TWO BEDROOM MEDITERRANEAN DUPLEX APARTMENT

This duplex apartment is situated on one of the most prestige sites in Esentepe. It sits facing the Mediterranean, has a very spacious shaded terrace to enjoy al fresco dining overlooking the sea, and watching Mediterranean sunsets. Internal living space is approximately 85m<sup>2</sup> with a 15m<sup>2</sup> terrace area. The property comes fully furnished with air conditioning throughout. The American style kitchen/ lounge/diner opens out onto the terrace through sliding patio doors and is light and airy with a typical Mediterranean feel. The unusually large master bedroom leads off from the sitting room and again opens out onto the terrace area. The second bedroom is found by internal stairs up to a good size second bedroom. There is an open mezzanine area outside of the second bedroom which could be converted to a closed third bedroom, if required. The development enjoys 5 communal pools, 2 restaurants, gym, sauna, hammam and spa. This particular apartment is literally a 2 minute walk from the nearest pool which sits alongside 1 of the fine dining restaurants on site. There are 2 golf clubs within a 5 minute drive, sand beaches 5 minutes away, The famous old city port of Kyrenia is 45 minutes away and Ercan airport less than 1 hour. Ideal for either a permanent residence or it has huge long term and holiday rental potential. Title deeds are available (not in owners name) and VAT is payable.















