

## SEMI-DETACHED THREE BEDROOM VILLA FOR SALE, PRIVATE POOL AND GARDEN (CAESAR CLIFF, ESENTEPE)

SEMI-DETACHED THREE BEDROOM VILLA FOR SALE, PRIVATE POOL AND GARDEN (CAESAR CLIFF, ESENTEPE) We're pleased to present this semi-detached three bedroom villa for sale, located next to a cliff in Esentepe area. The hillside grounds make the sea views better. And the cliff section hosts restaurant, cafe, and a breathtaking infinity pool. The site consists of myriad of facilities that provide everyday life needs such supermarket, gym, outdoor pools, communal gardens, walking paths, sunbathing terraces, social gathering areas, BBQ areas, children's playgrounds, restaurant and cafe. Esentepe city centre is a 3 minute drive, where one find schools, more supermarkets, local bazaar, medical centre, pharmacies, shops, and excursion services. The seaside is at walking distance and several beaches are only 3-5 minutes drives away. This villa comes with three bedrooms in total, one on the ground floor and two on the first floor. A minimum of two cars can be parked within the boundaries of the plot of land. There is spacious private garden in the back, at the centre of which an 18 square metre private pool is located. And the rooftop terrace has access from the first floor. The sea is visible from all levels of this property, even from the ground floor.

☐ Duplex 3+1 ☐ Semi-Detached Villa ☐ Private Garden ☐ Private Pool: 18 m<sup>2</sup> ☐ Plot of Land: 310 m<sup>2</sup> ☐ Rooftop Terrace &nbsp;Layout: ☐ Ground floor (external): Parking space for 2-3 cars, private garden, private pool ☐ Ground floor (internal): Lounge, Kitchen, 1 Bedroom, 1 Bathroom, Terrace ☐ First floor: 2 Bedrooms, 2 Bathrooms, L-Shaped Terrace ☐ Rooftop Terrace Views: ☐ Sea & Mountain Views (ground floor, first floor, rooftop terrace) &nbsp;Total Area is 191 m<sup>2</sup> ( 120 m<sup>2</sup> closed area + 21 m<sup>2</sup> balcony + 50 m<sup>2</sup> rooftop terrace ), sitting on a 310 m<sup>2</sup> plot of land , the site is under construction, and expected to be delivered in August/September 2025. Payment Plan: ☐ 5,500 GBP per month payments can be transferred to new owner ☐ 15 payments left (25/04/2025) Other expenses: ☐ VAT & Connection fees: 16,250 GBP ☐ New contract: 5,000 GBP &nbsp;Site Facilities: ☐ Two outdoor cascading pools ☐ Communal gardens ☐ Seaview/Cliffside restaurant & coffee shop ☐ Indoor pool, Gym & fitness centre ☐ Tennis courts ☐ Sunbathing terraces ☐ BBQ areas ☐ Property management and rental system ☐ Children's play area















