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PRIVATE HILL VILLAS





ABOUT THE DEVELOPER

YIRTICI CONSTRUCTION have been successfully building a variety of residential and commercial projects in North Cyprus since 1988. Having handed over hundreds of homes to international buyers within residences in Lapta, Kyrenia, Nicosia and Esentepe areas, the company has established a long history of success and have satisfied many happy customers.

With the expert team of professional architects, engineers and designers, YIRTICI CONSTRUCTION have created a solid portfolio of high quality homes with unique features, including large panoramic windows, spacious living areas, modern style quality kitchens and functional interiors.

In addition to being a top-quality constructor, the company is renowned for selecting what we now call “WOW” locations with unobstructable stunning views. The company’s attention to detail and ability to satisfy the most discerning buyers make YIRTICI CONSTRUCTION a reliable partner in building a dream home in the sun.



THE CONCEPT

The story of creating PRIVATE HILL villas started with finding the perfect spot – a unique hilltop surrounded by the forested Kyrenia mountains on the outskirts of Esentepe village. Renowned for its fresh sea breezes, superb natural vistas and green hills, the area has attracted the attention of hundreds of international investors and home buyers for years.

PRIVATE HILL villas are set in the heart of this beautiful countryside and offers privacy and tranquility to its residents due to its superior location high above the coastline.

‘Why do we call this one of our wow projects? Because the first word our visitors say when they come to the site is WOW, the views are incredible.’

Ali Yirtici





THE LOCATION

PRIVATE HILL offers a selection of 15 modern villas occupying a fantastic, elevated plot in Esentepe with the most outstanding panoramic views of the Mediterranean Sea and the pine forest mountains.

Within only minutes from wonderful sandy beaches, this luxury development has easy access to a wide range of local cosy bars, cafes, and restaurants.

A newly proposed international marina with a five-star hotel and resort concept is only a couple of minutes away.

The world class Korineum Golf and Country Club is within 7 minutes' drive along a beautiful coastal road.

Esentepe Village is a charming place to explore and enjoy the bars & restaurants and the annual festivals.



PROJECT OVERVIEW

TOTAL NUMBER OF UNITS:

- 15 Villas with 3 Bedrooms
- Private infinity swimming pool
- Private garden
- 582 m2 to 722 m2 plots
- 70 m2 basement

AREA:

- Hillside in Esentepe with panoramic views
- Closest beach Esentepe - 3 min drive
- Shops within 3 min drive radius
- Korineum Golf club - 7 minutes

COMPLETION:

End of 2024 - end of 2025 (phase 1-2)





THE PROPERTIES

PRIVATE HILL offers high quality two story modern style villas with 3 bedrooms and 3 bathrooms, built on approx. 582-722 m2 of land that creates a perfect garden and plenty of outdoor space.



THE PROPERTIES

There is 153 m² of internal space plus each villa offers an additional 70 m² basement that can be used as extra storage, fitness area or office.

The villas enjoy individual 32 m² infinity swimming pools surrounded with 44 m² sunbathing terraces and there are spacious 25 m² upper terraces with a most magnificent sea views.





THE VIEWS

Due to the 25m rising elevations from the front to the back of the project, each villa has guaranteed views of both sea and the mountains.



THE VIEWS

The villas are positioned in such a way that one can enjoy truly spectacular sunrises and sunsets directly from every room, open terraces, or the garden.

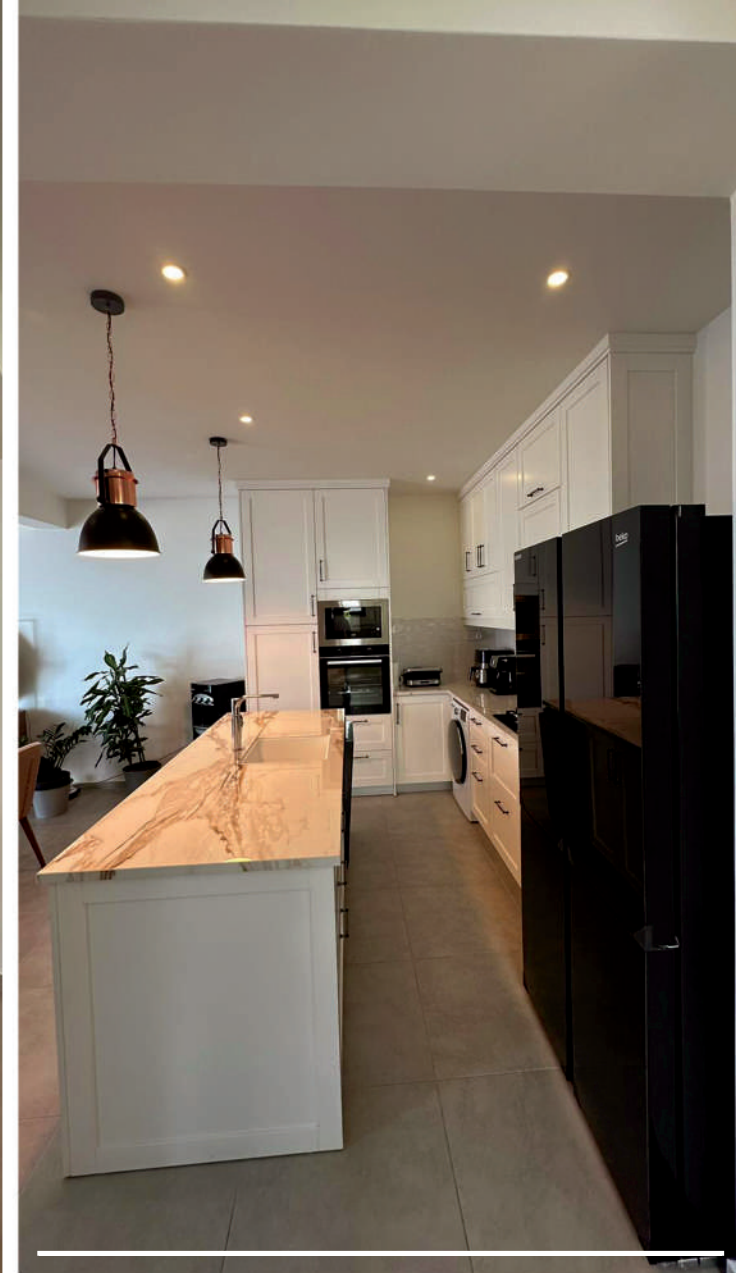




SPECIFICATION

The following is a brief list of luxury features. For a detailed specification you may contact us.

- Fully double glazed
- Oversized high quality tiling
 - Infinity swimming pools
- Infrastructure for central heating



SPECIFICATION

- LED lighting and suspended ceilings
 - Wardrobes throughout
- Fully fitted kitchens and bathrooms (Bosch or Grundig)
 - Gardens and parking areas paved and terraced
 - Gardens with soil ready for landscape design



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