



Busy Bees Estate Agents Ltd.



LAND-RESIDENTIAL PROPERTY-INVESTMENT PROJECTS
Head Office - Bogaz, Iskele, North Cyprus, Telephone 0090 533 8769166
Kyrenia Branch (West) – Karaođlanoglu North Cyprus Telephone 0090 533 8511143
email: info@busybeesestateagents-cyprus.com www.busybeesestateagents-cyprus.com

LUXURY RESIDENCE IN YENI BOGAZICI, 3 BED 2 BATH DETACHED VILLAS WITH COMMUNAL POOL



FROM £385,000 + VAT

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| <ul style="list-style-type: none">• Individual Exchange deed• 3 bedrooms, 2x family bathrooms• Master with walk in wardrobe• 219M2 Interior, approx. 20m2 total terraces, 300m2 plot• Limited availability• Private drive• Private terraces with semi pergolas• Optional indoor fire place• Optional outdoor / roof terrace fire place and bbq area• Communal pool, café / bar and outdoor lounge area• Private and gated residence• Completion approx. July 2024• Interest free stage payment plans• High ceilings and modern architecture | <ul style="list-style-type: none">• 5 minutes driving distance from sandy beaches / beach bars• 10 minutes drive to the famous Long Beach stretch• Local pharmacy, school, market, and health centre• 5 minutes drive from a wonderful fun park• 15 minutes drive to Iskele Town Center• 15 minutes drive from Famagusta City center and its famous Old Town• Touristic features close by• Bars and restaurants along the coast• Larnaca airport approx. 90 minutes drive• Ercan airport approx. 50 minutes' drive |
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Reference Number: hp2751-3D

Enjoy a paradise and tranquil living experience thanks to this brand new upmarket and private residence that is set in the prime location of Yeni Bogazici. Offering only a handful of exclusive property options plus on site

facilities which include a communal pool, café / bar and outdoor lounge area. Standing out from the property crowd are these wonderful 3 bedroom 2 bathroom detached villas which consist of both an upstairs and downstairs family bathroom, an open plan living, dining and kitchen area plus spacious terraces. Over the years off plan homes have become the more desirable option thanks to the additional features clients can choose to add during the construction period making their home unique and designed to their particular liking.

Main project features:

- Walk paths
- Communal pool
- Café / bar
- Gated entry
- Outdoor lounge area

Property specifications

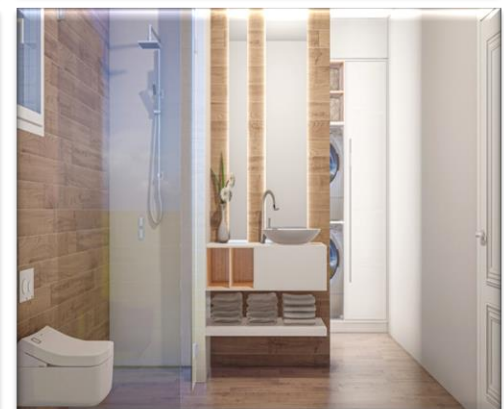
- Spacious Living room
- Hallway
- High quality floor covering
- High quality Acrylic kitchen cabinets
- Built-in wardrobes in the bedrooms
- Master bedroom with walk in wardrobe
- Window sills made of natural marble
- Double-glazed Heat Insulated Aluminum Windows
- Suspended ceiling and lighting in the entrance hall, living room and kitchen
- Glass Staircase Rails
- Glass balcony Railing
- Outdoor and covered terraces
- outdoor parking with Pergola style
- Multi-Inverter Air Conditioning infrastructure
- Wall-hung toilet Pan with Built-in Reservoir
- Washbasins with Cabinet
- Flat Shower and Tempered Glass Cabinets
- TV/Satellite Infrastructure System
- Internet/Data Infrastructure System

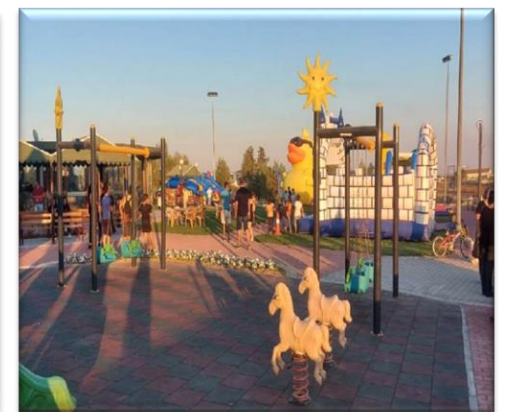
Optional features:

- Ceramic or parquet flooring throughout the house
- Indoor Fireplace
- Garden and Roof Terrace Fireplace and Barbecue
- Full furniture and white goods packages

The Gallery:







Floor Plan:



Payment plan options:

- 30% down payment
- 40% in interest free instalments until handover
- 40% in 12 monthly interest free instalments after handover

Investment Potential:

Buy to let:

Short term holiday lets high season (approx through 25 weeks of the year) Approx. £750 per week

Long term rental: £675 per month

The Salamis Area

The ancient city of Salamis became the capital of Cyprus as far back as 1100 BC. The city shared the destiny of the rest of the island during the successive occupations by the various dominant powers of the Near East, viz. the Assyrians, Egyptians, Persians, and Romans. The ancient site covers an area of one square mile extending along the sea shore. There is still a large area awaiting excavation and this is forested with mimosa, pine and eucalyptus trees. The amphitheatre at Salamis originally held over 15,000 people. Modern concerts are still held there today. Next to the ruins of Salamis, Silver Beach is an ideal spot to combine a bit of culture and some serious sun-worshipping.



Local Amenities & Attractions: Travelling Times

- Choice of three sandy beaches within 5 -10 minute drive maximum
- Bars and restaurants along the coast (15 km stretch)
- 5 km from Famagusta State Hospital
- 2 minutes to the Super Market
- 10 minutes' drive to the beautiful Salamis ruins
- 10 minutes' drive to Famagusta City Centre and its wonderful historical features.
- 50 minutes' drive from Ercan Airport
- 90 minutes' drive from Larnaca Airport
- 50 mins drive from Nicosia

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