



Busy Bees Estate Agents Ltd.



LAND, RESIDENTIAL PROPERTY, INVESTMENT PROJECTS
Bogaz, Iskele Office: Telephone 0090 533 889 7270
Kyrenia, Ozanköy Office: Telephone 0090 533 889 6563
Email: info@busybeesestateagents-cyprus.com
Website: www.busybeesestateagents-cyprus.com

3 BED BUNGLOW WITH 1.128m² LAND – MEHMETÇİK



£75,000

- | | |
|--|--|
| <ul style="list-style-type: none">• Individual Turkish title deed• 3 bedroom bungalow• 1128 m² land with panoramic views• Fasil 96 permission which mean you can extend the property or build another one next to it | <ul style="list-style-type: none">• Peaceful location• Close to all amenities• 10 minutes' drive to Bafra public beach• 15 minutes' drive to İskele – Boğaz |
|--|--|

Village style bungalows are very popular and in much demand. They are often in high demand for expats looking to retire to the sun. The property is in need of Some TLC but with a lick of paint and a bathroom refurbishment you will be ready to move in. Located in the traditional village of Mehmetcik, which is within a 10 minutes' drive to Bafra's sandy beach. The property consists of a kitchen/diner, spacious lounge, three double bedrooms, separate toilet room and a separate shower room and a very large piece of land sitting behind the property.

Reference No: HP2264

The Property

Lounge: 3.4 x 5.2m (11.1 x 17ft)

A very good sized lounge.

Kitchen + Dinner Area: 4.6 x 3.3m (15 x 10.8ft)

A very good sized kitchen and diner all in one leading to the garden.

Toilet room: 0.9x 2.4m (2.9 x 7.8ft)

Fitted with a toilet.

Shower room: 1.5x 2.4m (4.9 x 7.8ft)

Fitted with a shower.

Master Bedroom: 3.1 x 3.4m (10.1 x 12.1ft)

A good size master bedroom.

Bedroom 2: 3.3 x 2.5m (10.8 x 8.2)

Another excellent sized bedroom with a large window fitted facing the side of the property.

Bedroom 3: 2.6 x 3.2m (8.5 x 10.4)

Another good sized bedroom with ac fitted.

Garden

The garden is very big and you could easily build another property in the garden area. The garden also has a few almond trees planted on the side.

Resale & Rental Potential

This bungalow is strategically placed within walking distance to all the shops, restaurants, school and public transport stations. The nearest sandy beach is only ten minute drive. Long term rental expectations for this property is £350 per month. Once the property has been refurbished you could charge £400 per week including all bills.

Local amenities and attractions, travelling times.

Nearest supermarket – 10 minute walk

Chemist & Clinic - 10 minute walk

Bogaz village and harbour – 20 minute drive

Iskele – 20 minute drive

Long beach area - 25 minute drive

Salamis Ruins and St Barnabas abbey – 25 minute drive

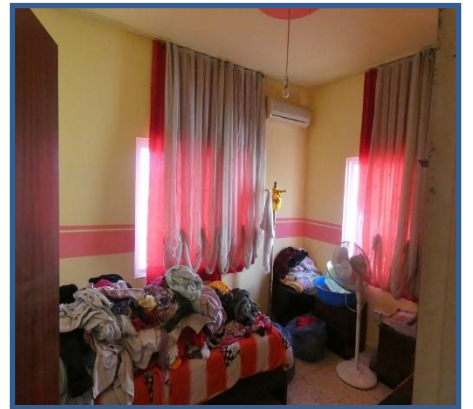
Famagusta city – 30 minute drive

Karpaz gate marina – 50 minutes by car

Karpaz peninsular – 1 hour 10 minutes' by car

Ercan airport – 50 minute drive

Larnaca airport – 1 hour drive 30 mins drive.



The Area

Mehmetcik

The village of Mehmetcik sits high on a hillside in the Karpaz Pennisular and has the most spectacular views of the picturesque valley below with the sea in the distance. Mehmetcik which translated means ‘little solder’ is a traditional Turkish village and is famous for growing grapes which villagers export to other areas of Cyprus. Its well-known grape festival is during the summer and people travel from the surrounding area to spend time enjoying this festival. The Village and its inhabitants are also well-known Zivania and Sucuk producers a traditional sweet made from grapes.



Mehmetcik is a good sized friendly village with a host of shops and all the amenities day to day living. The local council run beach is at Bafra just a few minutes’ drive down the hill, you will need to arrive early at the weekends as it is very popular with locals and tourists alike.

Bafra

Investments made jointly from the private sector and the government in the Bafra region are designed to boost tourism in the area. With 4 brand new five star hotels and casinos added to the area and plans for a shopping center already underway makes this a fabulous one indeed. Many have already named the area ‘Viva Las Bafra’ as the ‘Las Vegas’ of the Eastern Mediterranean. As well as this one of the most favored sandy beaches lay along this coast with plenty of summer festivals and activities throughout the entire season. The village itself is quite large with many small restaurants and markets around for home owners and many more being added to equation for the vast growing population for tourism. It is without



a doubt drawing interest to the region as a whole with potential investors coming to see what all the fuss is about and falling in love with the brand new discovery they have made.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Busy Bees Estate Agents nor any person in their employment or representing them, has any authority to make or give any representation or warranty whatsoever in relation to this property or transaction.

Busy Bees Estate Agents Ltd is licensed to trade in estate agency and real estate within the TRNC. Government Register No. 066