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BRAND NEW 2 BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE TO THE FAMOUS LONG BEACH STRETCH



£125,000 + VAT

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| <ul style="list-style-type: none">• Individual Exchange deed• 2 bedroom apt approx 80m2 interior plus 10m2 terrace• Brand new unfurnished• Located on the ground floor• Ready apartment building• Communal pool and childrens playground• Modern style and quality finishing• Elevator• Parking• Great location for buy to let investment• A paradise living experience or great for holiday homes | <ul style="list-style-type: none">• 10 minutes walking distance from the sandy shoreline• Supermarket within 5 minute drive• Restaurants, cafes and disco bar within 10 minute walking distance• 7 minutes' drive from Iskele town centre• 15 minutes' drive from Bogaz harbour• Touristic features close by• Famagusta City centre approx. 20 minutes' drive• Ercan airport approx. 50 minutes' drive• Larnaca airport approx. 70 minutes drive |
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HP2789-2

We are proud to present this brand new and modern style 2 bedroom apartment which is located on a private residence within just a short walking distance from one of the most famous promenades in Northern Cyprus. The beautiful and popular coastline is filled with beach bars, restaurants, disco clubs, cycling and jogging paths, walkways and a mini outdoor amusement park. In addition to the fun festivities you can also enjoy the amenities offered on site including a communal pool and childrens play area. The apartment itself is located on the ground floor, perfect for those who may have difficulty with stairs, and spreads approximately 80m2 wide. It consists of 2 bedrooms, 1 bathroom and an open plan kitchen/ living area. Leading from the lounge is the private terrace which overlooks the beautiful pool and garden area. It is approximately 10m2-12m2 in diameter therefore big enough to place some comfy outdoor furniture.

Thanks to the location and quality of life this private residence offers, any new owner can reap the rewards from a buy to let investment indeed.

Building Specifications:

Apartment:

- Balcony
- Card lift
- Cloakroom at the entrance
- Open kitchen and lounge
- Bedroom with wall cupboard
- Family bathroom with WC & wash basin
- Pressure booster system
- Central satellite system
- Central Internet System
- Video Intercom system
- American Press Interior Doors
- Air Conditioning Infrastructure
- Steel entrance door
- PVC Double Glazing

Building infrastructure:

- Smoke detectors
- Central generator system
- Photocell stair lighting
- Camera system
- Solar Panel System

On site facilities

- Swimming pool
- Children's playground
- Landscaping
- Outdoor parking

Local activities available in the area:

Beach activities:

- Swimming
- Windsurfing
- Speed boat hire
- Kayak
- Kite surfing
- Inflatable water rides

Fitness:

- Yoga classes
- Jogging
- Local gymnasium
- Mountain hike
- Bicycle hire

Entertainment:

- Mini amusement park with rides
- Restaurants
- Cafe's
- Bar
- Outdoor children's play area

Necessities:

- Pharmacy
- Mini health center
- Supermarket
- Taxi services
- Car hire

Historical attractions on the South East Coast:

- Kantara castle
- Famagusta old town
- The ancient City of Salamis
- The ghost town of Verosha
- Incirli Gypsum caves
- Karpaz Gate Marina
- Karpaz peninsular
- Golden Beach

The Gallery:

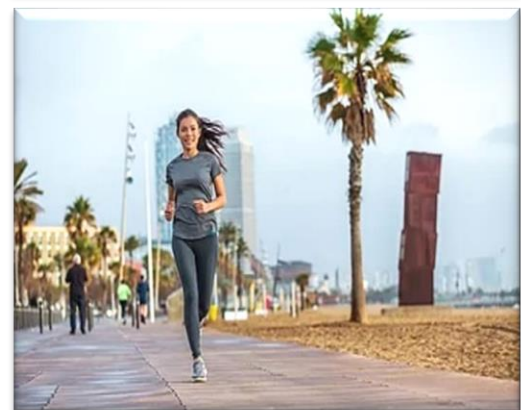
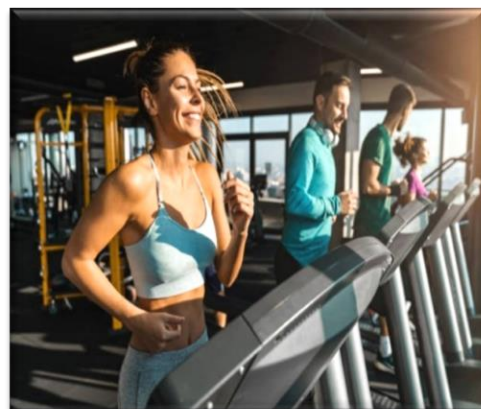
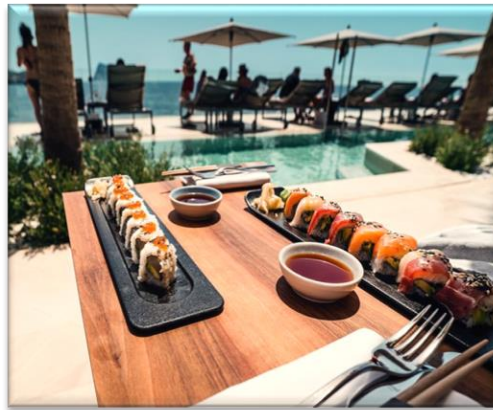


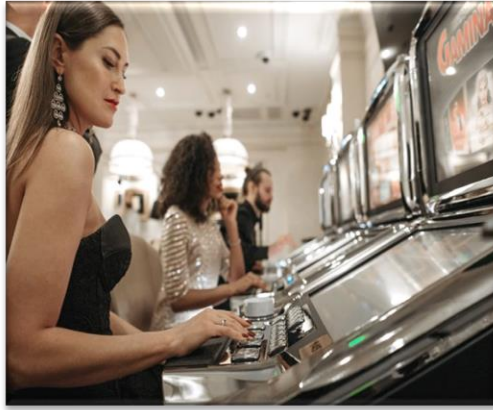
Furnished example:



Beach and amenities:







Payment plan options:

10% non refundable holding deposit

Balance in cash upon completion within approximately 3 months

Rental Potential:

Short term holiday lets high season (approx through 25 weeks of the year) Approx. £420 per week

Long term rental: £400 per month

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