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COMMUNAL POOL, PRIVATE ROOF TERRACE & CLOSE TO THE BEACH. AN ULTRA MODERN 3 BED, 3 BATH VILLA IN YENI BOGAZICI



RE SALE PRICE £325,000

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| <ul style="list-style-type: none">• Individual Exchange deed ready for transfer• 3 bedrooms 3 bathrooms• Master bedroom with en suite• 160m2 living area, 250m2 gross• Private garden with a bbq• Private drive• Private roof terrace• Modern fireplace and interior design• Town/ Village location, close to all amenities• Children's play area on site• Communal pool with children's pool on site• Fully furnished including white goods and air-conditioning• Only 3 years old | <ul style="list-style-type: none">• Within a 5 minute drive to your local sandy beach with beach bars and amenities• 10 minute drive to Long Beach• Bars and restaurants along the coastline• 5 minutes' drive to the closest supermarket and pharmacy• 15 minutes' drive to Famagusta City Centre and its wonderful historical features.• 40 minutes' drive from Ercan Airport• 90 minutes' drive from Larnaca Airport |
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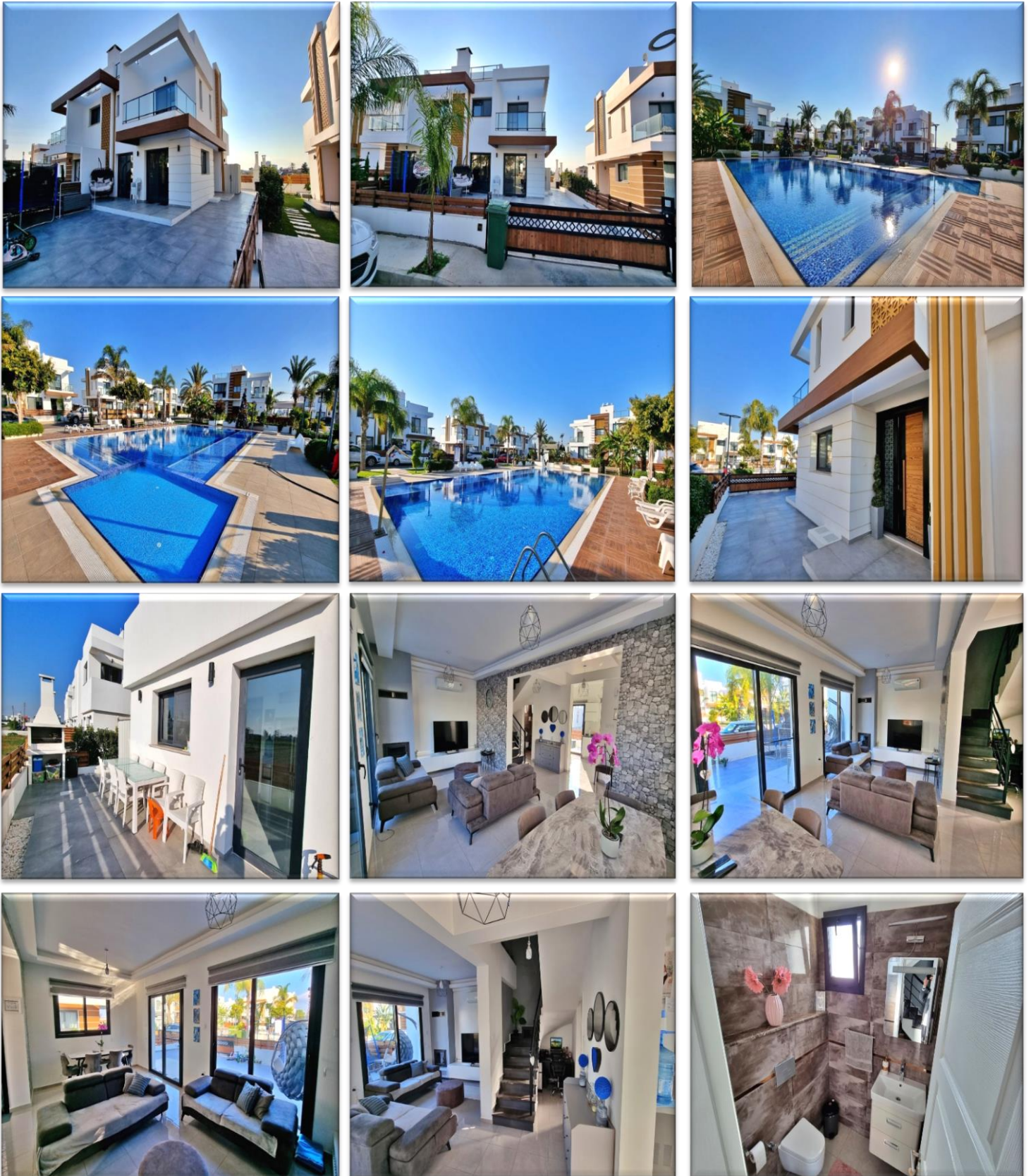
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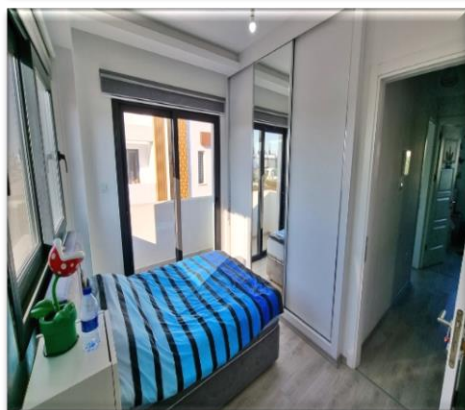
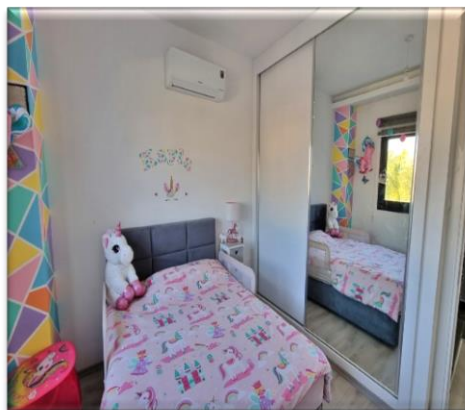
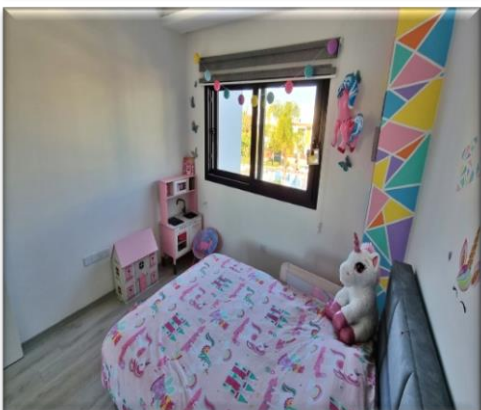
Feel comfortable in a family friendly community where new neighbors become friends and children play safely together outside enjoying the fruits of the residential facilities. This stylish 3 bedroom semi detached villa offers just that. The property resides in a lovely private gated community that contains its very own communal pool and children's play area. With 160m2 of living area this wonderful villa consists of 3 bedrooms, 3 bathrooms, a spacious separated kitchen and lounge plus the mini additional luxuries that make a comfy home. These include the master's private en suite, built in wardrobes in all the bedrooms and an extra guest w/c located on the ground floor as well as a family bathroom. Take

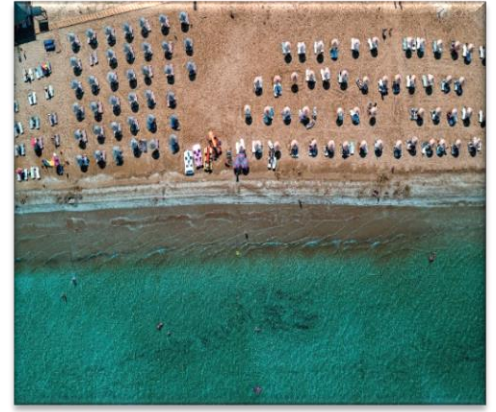
advantage of the private garden and spacious roof terrace and enjoy quality time with friends and family while hosting those summer bbqs we all so dearly love.

In addition to the property's advanced qualities, is the location. Within just a short driving distance you will reach the sandy coastline of the Salamis region which is filled with the most beautiful and sandiest of beaches, plus cafes, restaurants and tourist attractions along the way. Over all this gorgeous property really is the perfect place to call home, whether that be a holiday or permanent home.

The Gallery







Rental Potential:

Short term holiday lets high season (approx through 25 weeks of the year) Approx. £500 per week
Long term rental approximately: £500 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 seashore. There is still a large area awaiting excavation and this is forested with mimosa, pine, and eucalyptus trees. The amphitheater 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.



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